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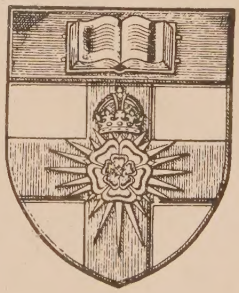

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THE SURVEYORS' INSTITUTION

(Incorporated by Royal Charter),

12, GREAT GEORGE STREET, WESTMINSTER, S.W.

TRANSACTIONS.

VOL. XXVI.

SESSION 1893-94.

LONDON:

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12, GREAT GEORGE STREET, WESTMINSTER, S.W.

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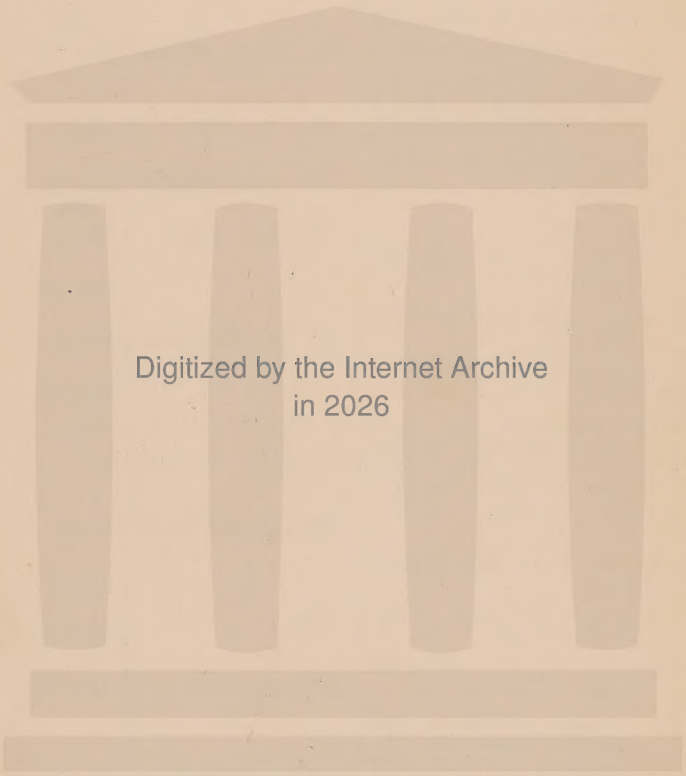
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The Surveyors' Institution

(Incorporated by Royal Charter),

12, GREAT GEORGE STREET,

WESTMINSTER, S.W.

OFFICERS, 1893-94.

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ROBERT COLLIER DRIVER

Honorary Secretary.

JOHN WORNHAM PENFOLD

Secretary.

JULIAN C. ROGERS

The Surveyors' Institution

(Incorporated by Royal Charter)

Is established—

1. To secure the advancement and facilitate the acquisition of that knowledge which constitutes the profession of a Surveyor, viz.—the art of determining the value of all descriptions of landed and house property, and of the various interests therein; the practice of managing and developing estates; and the science of admeasuring and delineating the physical features of the earth, and of measuring and estimating artificers' work.

2. To promote the general interests of the profession, and to maintain and extend its usefulness for the public advantage.

The Institution consists of four classes, viz.—Fellows, Professional Associates, Associates, and Honorary Members, with a class of Students attached.*

A Fellow must be more than twenty-five years of age, and must have acquired a practical knowledge of surveying in one or other of its branches as above defined; and must have passed the Examination declared in the Rules of Examination to appertain to the class of Fellows. Fellows have the right, conferred by the Charter, to use the letters F.S.I. after their names.

A Professional Associate must be more than twenty-one years of age, a Surveyor by profession, in practice on his own account or employed as an Assistant in a Surveyor's Office, and qualified for the class by having passed the Students' Proficiency Examination, or the Professional Associates' Qualifying Examination. Professional Associates have the right, conferred by the Charter, to use the letters P.A.S.I. after their names.

* *There is also a supplementary class of Colonial Fellows, confined to Surveyors holding official appointments in the British Colonies and Dependencies. The Diplomas granted to Colonial Fellows apply solely to the Colonies, and have no validity in the United Kingdom.*

An Associate must be more than twenty-one years of age, not a Surveyor by profession, but his pursuits must be such as to qualify him to concur with Surveyors in the advancement of professional knowledge.

An Honorary Member must be a person who, either by reason of his position or experience, or his eminence in science, may be enabled to render assistance in promoting the objects of the Institution, but who is not engaged in practice as a Surveyor in Great Britain or Ireland. He has the privilege of being present and taking part at all Ordinary General Meetings, and of access to the Library, but no right of voting, discussing, or otherwise interfering in the affairs of the Institution; nor is he called on to contribute to its funds.

Students (who must not be under eighteen years of age) qualify as such by passing the Students' Preliminary Examination. Candidates for Studentship who can produce a Certificate of having passed the Matriculation Examination of the University of Oxford, Cambridge, London, or any other University in the United Kingdom, or who have passed, with Honours, the Senior Local Examination of the University of Oxford or Cambridge, or who have obtained a Higher Certificate at the Examinations of the Oxford and Cambridge Schools' Examinations Board, are exempted from this Examination, and may be admitted by the Council on the recommendation (according to a form) of four Fellows and two Associates, or of the Fellow or Associate to whom they are or have been articled; but it is obligatory on all Students to undergo the Proficiency Examination at the close of their Student course, at the time and under the conditions applying in each particular case under the Rules of Examination.

The Council may accord to Students such privileges, subject to such terms, regulations, and restrictions, as they shall from time to time prescribe.

Any person desirous of being admitted into the Institution (excepting to the class of Students) must be proposed and recommended according to a form, in which the full name, place of business (if any), usual residence, and qualifications of the candidate must be distinctly specified. This form must be subscribed by him, and signed by at least six Fellows or four Fellows and two Associates, certifying a personal knowledge

of the candidate; or, in the case of a person who has passed the Qualifying Examination, by four Members of the Council, of whom the President shall be one, after careful enquiry into the antecedents of the applicant.

The proposal so made, being delivered to the Secretary, will be submitted to the Council, who, on approving the qualifications, will determine the class for which the candidate is to be presented for ballot.

The following are the rates of contribution to the funds :—

	Annual Subscription. £	s.	d.	Admission Fee. £	s.	d.
Student . . .	1	1	0	—		
Associate . . .	2	2	0	3	3	0
Professional Associate	2	2	0	3	3	0
Fellow . . .	3	3	0	5	5	0

No person can become a Member (other than an Honorary Member) of the Institution, unless and until he pays as his first Subscription to the Institution, in the case of becoming a Fellow of the Institution, the sum of Eight Guineas, in the case of becoming a Professional Associate of the Institution, the sum of Five Guineas, and in the case of becoming an Associate of the Institution, the sum of Five Guineas.

All Fellows, Professional Associates, and Associates, are required, within twelve months after their election, to deliver to the Council an original Paper on some subject connected with the profession, or to make a donation to the Library or Collection.

The affairs of the Institution are under the management of a Council, which is elected annually, consisting of a President, four Vice-Presidents, sixteen Fellows, two Professional Associates, and two Associates.

The Session of the Institution commences annually on the second Monday in November, and continues to the end of May. The Ordinary General Meetings are held on every alternate Monday during the Session. At these Meetings original communications are read on professional subjects, and their merits fully and freely discussed. Every Member has the privilege of introducing one visitor to these Meetings. Members are entitled to a copy of any printed publication issued by the Institution after their admission.

Paper 196.
No. 325.

THE OPENING ADDRESS

BY

CHARLES J. SHOPPEE, President,

AT THE ORDINARY GENERAL MEETING OF

THE SURVEYORS' INSTITUTION,

November 13th, 1893.

Gentlemen,

As I stated last year, I regard it as the crowning honour of a long professional life, to occupy the position of titular head of this important Institution. By your kindness I have been granted a continuance of the honour for another term of office, and it again becomes my duty to open the Session with a Presidential Address.

I am painfully conscious that these annual disquisitions are rather in the nature of a *vox clamantis in deserto.* Happily the character of a surveyor's profession, concerned as it is with practical facts, relieves me from the necessity of an excursion into speculative fields, and limits me to topics of a strictly prosaic kind.

Speaking generally, the property market remains in a most depressed condition, especially so far as the larger properties are concerned. I think I am right in saying that, for some time after the agricultural depression set in, not a few purchasers were found among the more prosperous of the mercantile class. Commerce itself has now fallen under the same blighting influence, and the land market has been still further narrowed, I fear, by the course of minatory legislation, as regards real property, on which we have been entering for some years past. Capital is ready

enough to face calculable risks, especially where large immediate profits may reasonably be expected, but it exhibits its traditional shyness where little or no profits can be looked for, as in the case of landed property, and where legislative ingenuity seems eager to exhaust itself in multiplying vexations and uncertainties of every description.

Turning, in the next place, to the greatest of the interests with which we are concerned—agricultural land—what can I say about it that has not already been said by others? Every hopeful prediction with reference to its future seems doomed to be falsified. The best that can be said is that time is on the side of the agriculturist. In the words of Mr. Long, "Patience, courage, calm reasoning, and a due "regard for the rights of others; these are the elements "necessary for the solution of existing difficulties." To this I would add, strenuous efforts to regain possession of the home market, which, so far as London and the great towns are concerned, has passed so largely into the hands of the foreigner.

In common, I presume, with many of my professional brethren I have been reading a depressing article in a recent number of the *Fortnightly Review*, entitled "The British Farmer and the Deluge of Foreign Produce." Bad as matters undoubtedly are in the agricultural world, I am loth to accept the blank pessimism of the writer. Corn-growing, he avers, is practically a thing of the past. Meat production is going the way of corn-growing. The home market for milk, cheese, and butter, fruit and vegetables, is seriously threatened by the foreigner; the landlord's rent is largely paid out of the capital of the tenant, whose hand is now being turned against the spoiler.

The labourer, the writer avers, has nothing for which to thank the landlord class, and is beginning to look with evil eye upon the farmer. No union of the three classes of

landlord, tenant, and labourer is possible (*pace* Lord Winchilsea), because their interests are not identical, which could, of course, be said of any industry in which more than one class is concerned. I have a suspicion that the low-spirited gentleman who wrote the article has slightly overdrawn the picture. It is true that in the heavy clay corn land districts, matters are as bad as they can well be, but is this the case in Great Britain as a whole? Is it not a fact, on the contrary, that over a large part of England nothing like acute agricultural distress exists, though, no doubt, landlords' rents have been reduced, and farmers' profits have been greatly contracted?

Apply one test, that of the adjudications in bankruptcy, admittedly a rough one, as the number of bankruptcies in any particular calling turns largely on the fact of whether the average available assets in that calling would pay the cost of liquidation. The writer of the article I am referring to, quoting from the census of 1891, states that there are 225,000 tenant farmers, yet I find that in that year there were but 183 agricultural bankruptcies, equal to ·081 per cent. This is, surely, no very startling figure, considering the distinctly precarious nature of the farmer's avocation. Taking the census year 1891, the agricultural bankruptcies were, as I have said, ·081 per cent., while the bankruptcies of grocers in the same year were ·159 per cent., of publicans ·333 per cent., and of builders ·547 per cent. The *Gazette* does not, of course, give a full measure of the facts, but I apprehend that the ratio between actual bankruptcies and private arrangements with creditors remains pretty constant. It is apparently everybody's business to discuss the condition of agriculture, and to suggest remedies for its ills. It is a subject to which more than ordinary attention is directed in consequence of its political associations, and I am inclined to think, without underrating in any way its

intrinsic importance, that matters agricultural are suffering, among other things, from over publicity and from too much solicitude on the part of too many people.

I do not for a moment deny the very serious impoverishment of the farming class in recent years. All that I say is that the statements I have quoted do not commend themselves entirely to my confidence, and I think it a pity, when British agriculture is so much in need of encouragement, that a gentleman of undoubted standing should think he is serving any useful purpose by representing things as worse than they really are. If, as I am loth to believe, his object is to prepare as dark a background as possible for his list of remedies, he has undoubtedly succeeded.

There is the same haziness about the writer's remedial measures that characterises all proposals for meeting a passing economic crisis by schemes of subversionary legislation.

The article is one of a class that is appearing with increasing frequency, and which, I believe, do gross injustice to the character of the landowner, and appeal in effect, if not in intention, to the spirit of confiscation which has made such headway in recent years.

I do not gather that practical men expect much good from the recently appointed Royal Commission on Agriculture, following so closely as it does upon the heels of a much more exhaustive inquiry than this is likely to be. The facts of the case are sufficiently well known, and there is no disposition in any quarter that I know of to pass remedial measures except in the form of relief to one of the afflicted parties at the expense of the others.

The London County Council this year introduced two London Improvement Bills, which may be taken, so far as their principle is concerned, as in substitution for their Bills

of 1891 and 1892. These Bills call for some notice in this Address as embodying fiscal principles of a serious character. The first of them bears the curious title of the "London Owners' Improvement Rate or Charge Bill," and was brought in under the auspices of Earl COMPTON, Mr. JAMES STUART, and Mr. BENN. The preamble recites that the burden of the cost of permanent improvements unduly presses and will press upon the occupiers of houses and tenements within the county of London, unless specially provided for by a new rate to be denominated the "County Improvements Rate," leviable on the owners of all houses and buildings, complete or incomplete, and on all vacant land, within the administrative county of London.

The sum raised is to represent one-half of the amount required in each year for the redemption, repayment, or replacement of money expended on capital account in carrying out the new street from Southampton Row to the Strand, the Tower Bridge approaches, and the Rotherhithe Ferry if authorised by Parliament, and in payment of the interest and charges on one-half of the money borrowed, and in providing a fund for purposes of future permanent improvements, which are defined in the Bill as "Improvements the cost of which is spread over at least 50 years."

The rate is proposed to be collected along with the property tax under Schedule A, and to be limited to 4*d.* in the £ on the basis of the assessment to property tax, viz., the gross value.

The Bill proposes that not only shall ordinary rateable hereditaments be included in the assessment, but that the overseers and assessment committees appointed under the Valuation (Metropolis) Act, 1869, shall, in making out the valuation or supplemental valuation list, include and assess all unoccupied or incomplete houses and buildings and vacant land, at present excluded from the list, and add the total of

the gross values thereof to the totals of the ordinary valuation lists. The Bill gives the same right of appeal as exists in connection with the Valuation (Metropolis) Act, 1869, and voids any agreement for shifting the burden from the shoulders of the freeholder.

These proposals were defeated in the House of Commons, not on their merits it is true, but on the technical ground that Standing Order 194 stipulates that all Bills promoted by the London County Council containing power to raise money shall be introduced as public Bills, whereas this was a Bill for imposing taxation and not for the purpose of raising money on loan. The Standing Order has, I understand, now been modified, so that next session we shall probably see the Bill reintroduced. To a rate for raising money for the purposes of public improvements there is, of course, no objection in principle, but to a rate which is aimed at one special class of the community, which is assessed on the gross value, and which taxes the corpus and not the usufruct of the property (as is evidenced by the inclusion of vacant land and unoccupied buildings), there is the very gravest objection.

It is, of course, against the large landowners of London that these proposals are aimed, and there is a fine air of conformity with natural justice in bringing within the meshes of the taxation net a class of persons who it is declared, erroneously as we know, contrive to escape their fair share of contribution to public burdens. But the great landowners of London are a comparatively small class, while the owners of freehold ground rents, especially in the outlying districts of the administrative county of London, are largely made up of a very helpless class, for whom provision has been made in this form of investment on the ground that it combines the minimum of trouble with the minimum of risk, although yielding but an indifferent return. It is this class that will

be mainly hit by the taxation of ground values, although the large landowners of London make a good enough stalking-horse for the neo-economists.

The second of the Bills to which I have referred is entitled the London Improvements Act, 1893. This Bill, which seeks to impose a "betterment" charge in a form somewhat different from the previous proposals of the London County Council, passed the House of Commons, but on reaching the Lords was amended in Committee by the excision of the "betterment" clause. The Commons disagreeing and the Lords persisting, the Bill remains in a state of suspended animation. The two Bills I have referred to must, I think, be read together, and as I have discussed the one I must ask you to bear with me while I refer as briefly as possible to the other.

Betterment has been discussed at such length, and with so much heat, both by supporters and opponents, that it is hard to approach it without seeming to be upholding a foregone conclusion. That a good case can be set up for "betterment," as an abstract principle, no one will deny; the whole difficulty lies in its application, and, without ascribing any but the fairest motives to the promoters of the Bill, or, what amounts to the same thing, to the small body of enthusiasts, who seem at present to control the fiscal policy of the London County Council, I cannot forbear saying that I regard this particular plan as the worst conceivable for putting "betterment" in force.

The conditions essential to an approximately fair application of the principle of "betterment" are, I imagine, as follows:—

1. The charge must be in the nature of a last charge, and not of a first charge as proposed in the Bill.
2. It must take into account depreciation as well as

enhancement of value, whether on the same or on neighbouring property.

3. The charge must be subject to review, at the end of a fixed term of years (by way of increase, decrease, or even extinction), by a competent tribunal, and must not be a charge in perpetuity.

4. It must be redeemable, not necessarily on the basis of a first assessment, but on the basis of the last assessment, whatever that may be.

Every one of these conditions is violated by the present scheme.

1. The charge is, in effect, a first charge upon the property, and in respect of a benefit that may never arise.

2. It takes enhancement only into consideration, and determines the "betterment charge" payable to the promoters by a swift and comparatively inexpensive process, while affecting to relegate damage to the costly and uncertain machinery of the ordinary law: I say affecting for reasons which I will explain later on.

3. It imposes a fixed charge for all time for alleged improvements which in the nature of things tend to become neutralised by other adjacent improvements, to wear out, and even to disappear.

4. It offers terms of redemption which, even if just at first, may in course of time become eminently unjust and oppressive, and, in certain circumstances, hardly distinguishable from ransom.

It may be said that some of my conditions for a really just assessment of betterment cannot be practically applied, but if they cannot I do not hesitate to say that betterment, however just in principle, is incapable of just application.

It may be useful to know how they manage matters in America, the home of "betterment," and in doing this I shall avail myself of Mr. A. A. BAUMANN'S help, not because I adopt all his inferences, but because I assume that as a lawyer he is accurate in his statement of the facts as to assessment for benefit in the State of New York.

He describes the process thus:—A Board of four Assessors is appointed (not, be it observed, by the body interested in the produce of the tax, but by the City Commissioner of Taxes), to make the Estimates; the City Comptroller, Counsel to the Corporation, and the Recorder constituting a Board of Revision and Correction, for dealing with the assessment lists prepared by the Board of Assessors. All persons affected are invited by notice to present their objections, if any, within thirty days, to the Chairman of the Board of Assessors, who, after considering them, may alter the assessments to meet the objections should they see fit to do so, and, should they fail to meet them, the Board is bound to present any residual objections, with their assessment, to the Board of Revision and Correction. This procedure applies to the smaller class of improvements.

In the case of more important improvements, such as the opening out of new streets and squares, the precautions taken are greater still. The Mayor, on behalf of the Municipal Council, has to apply to the Supreme Court to appoint "three discreet and disinterested persons" to act as Commissioners of Estimate and Assessment, one of them to be nominated by the Mayor, one by the property owners affected, and one by the Court.

These Commissioners are called upon to make an estimate, not merely of the benefit, but of the loss and damage, if any, over and above the benefit and advantage, or of the benefit and advantage, if any, over and above the

loss and damage to the respective parties interested in the land, not limiting the assessment to an area predetermined by the taxing body, but including any property, if benefited, however slightly, in situations comparatively remote from the neighbourhood of the improvement. Furthermore, the Commissioners are bound to complete their proceedings within four months from the date of their appointment, and to present their report for confirmation by the Supreme Court, depositing an abstract of their estimate and assessment with the Commissioners of Public Works at least forty days before their report is presented to the Supreme Court.

The Commissioners are bound to give notice in the newspapers, for thirty consecutive days, of their intention to present their report for confirmation by the Court, inviting all persons affected thereby to file any objections they may have to offer, supported by affidavits, and the Commissioners are bound to consider the same and submit them, with their report, to the Court. The report may be referred back to the Commissioners for correction again and again until the Court is satisfied that justice will be done, when, and not till when, the Court confirms it.

Now, let us see how our municipal masters propose to proceed. I take the latest of their betterment plans—that embodied in the London Improvements Bill, 1893. A certain arbitrarily defined area, in immediate contiguity to the improvement, bounded by limits of deviation, is, as an initial step, to be declared liable to an annual improvement-charge equal to three per cent. upon half the so-called improved value. Observe that the liability to this charge may be kept hanging over the property, for seven years from the date of the completion of the improvement Can anything be conceived more calculated than this contingency to damage the market value of the property concerned ?

Next observe that the provisional award is to be framed not by "three discreet or disinterested persons," but by persons who, whatever their discretion, can hardly be regarded as disinterested, seeing they are the servants of the taxing body. The draft award is to be submitted for confirmation and approval to whom, think you?—to the County Council itself, at one or more of its own meetings. This has been, I think unjustly, represented as constituting the Council judges in their own cause. It is, I take it, nothing more nor less than a review by principals of the work of subordinates, and as such is not open to objection in itself. The resolution of the Council approving the provisional award is then to be published in the newspapers (not for 30 consecutive days, but) once in two successive weeks, and to be posted about the property, the owners affected having the right, for one month from the last date of publication, to inspect at Spring Gardens the taxing apparatus to which they are to be subjected. Objections may be made by them on four specified grounds, with which I have no fault to find. After the expiration of one month, if, as the Bill somewhat *naively* puts it, no objections have been lodged, the Council may announce the fact in the *London Gazette*, and forthwith the provisional becomes the final award. Should the eel object to be skinned, the Local Government Board is to appoint an arbitrator, or, if he dies (as he will if he is wise), a successor, to decide the matter at issue—his fee to be determined by the Department.

Now, I think we may claim to know something about arbitrators and arbitrations, and it is not for us to discredit a method of settling contentions which, as we know, and as Mr. Justice Smith (no mean authority) has declared, has resulted in substantial justice in the vast majority of cases. There is nothing in the Bill enabling the Council to object to any particular nomination by the Local Govern-

ment Board, but it is not difficult to see that men of independent views might rapidly cease to be acceptable to the thick and thin advocates of betterment; that, as Lord North put it, "they might not perceive their names" in the list of future nominations, the Department having no interest in selecting persons for the work who bring their nominations into question. I am convinced that personal considerations would have no influence whatever over the decisions of the majority of our professional brethren, but I feel strongly that there would be a tendency, after a time, to refer these matters either to non-professional arbitrators or to the less robust members of our own profession.

Consider how the question will be presented to the arbitrator. The provisional award once made, there is nothing to prevent it from ultimately blossoming into a final award. Betterment is declared to exist and the matter is put before the arbitrator not so much as a question of betterment or no betterment, but rather as a question of amount. Unless the arbitrator be a particularly strong man he will naturally hesitate to declare against any betterment at all. What he will be inclined to do as a matter of fairness, is to place the smallest possible permanent burden on the property, knowing, as he will, that his best calculations will be liable to rapid falsification by, say, the displacement of trade, the movement of population, the diversion of traffic, and other contingencies of the kind. No skilled arbitrator would have any difficulty in arriving at a figure that would be relatively just as a mere matter of distribution, but he will have great difficulty in arriving at a figure likely to be positively just in view of the permanency of the charge. So I fear that, all things considered, the London County Council will not find betterment so very productive, so long as the business of determining its amount is in the hands of independent and impartial men.

I have already set forth the conditions under which alone

the betterment idea can be justly worked, and, as I have said, if it cannot be worked on those lines it cannot be justly worked. But, if we are to have it at all, the next best plan to assessing betterment by means of the machinery employed for ordinary rating purposes (if that fail to commend itself to the London County Council) will be to appoint a standing assessor with a position somewhat analogous to that of an arbitrator under the provisions of the Housing of the Working Classes Act, 1890, who will give his whole time to the work, and to whom appeals may be made with a minimum of cost to all parties, and in whom might be vested a right, in cases of exceptional difficulty, of calling in the aid of a second expert acceptable to both parties.

Before I leave the subject I should like to refer very briefly to the most ingenious defence of their scheme put forward by the London County Council. They explain that they do not seek to alter, or substitute anything for, the present system of rating annual values; which is quite true. What they propose amounts to *actually taking* with the left hand half of what they *say they give* with the right. This is not taxation, I freely admit. I should rather compare it to the promotion money which shareholders pay for a prospect of profits which do not always arise, with this difference, that the shareholders in this case are not voluntary agents. Under the system of raising money by means of a general rate, any loss that may arise is minimised by wide distribution among the whole body of ratepayers. In the case of this scheme, the risk of the thing is concentrated upon the shoulders of a limited few, while a permanent income is assured, in any event, to the promoters.

In one respect I cannot regard the defence as altogether ingenuous. It is speciously pleaded that "worsement" is practically provided for by the incorporation of the Lands Clauses Act, with its provisions for the compensation of

persons "injuriously affected." Quite apart from the fact that if the machinery of the Lands Clauses Acts is good enough for the purposes of determining "worsement," it is good enough for the purpose of determining "betterment," is it not the case that the "injuriously affecting" provisions of the Lands Clauses Acts relate exclusively to property physically affected, whereas "worsement" as generally understood, refers to injury caused, say, by diversion of traffic, and the enhancement in the value of one district at the expense of another? If this be so the Council's answer is no answer at all.

It is quite true, as the Council urge, that an increase in the rateable value owing to a public improvement does not under the present system give the local authority a larger income, and merely alters the proportions in which individual ratepayers contribute to the sum required. This may be an argument for increased general taxation, but it is no argument at all for the special taxation of some for the benefit of the general community. But an increase in the general rates is precisely what the Council do not care to face, and the argument as to redistribution among the ratepayers of a parish has no bearing whatever on the amount of the contribution to the municipal income, except on the assumption that the rate is incapable of being increased or the expenditure diminished. The weight of argument, not against "betterment," but against these particular proposals, is overwhelming, and, were it not that reason seems likely to share the banishment of political economy to the planet Saturn, we might hope to have heard the last of them.

Equalisation of Rates.—I now turn to another Bill with a different nominal parentage, the so-called London (Equalisation of Rates) Bill. So far as it is possible to understand its provisions (for it would be hard to find a more extraordinary piece of drafting) it aims at equalising

local taxation in London by means of a rate of 6*d.* in the £, leviable on all parishes on the basis of rateable value, and distributable among "sanitary districts" on the basis of population. Whether the so-called Equalisation Fund is to be a mere abstraction I am not able to determine. I incline to the opinion that mere differences are to be dealt with.

The purposes to which the receiving districts are to devote the money is defined in the Bill as expenses incurred under the Public Health Act (London), 1891, the overplus, if any, to be devoted to lighting, and, if there be still a residue, to the maintenance, presumably, of streets.

It is calculated that some parishes will be benefited to the extent of 8*d.* in the £, though other parishes equally in need of help will receive considerably smaller aid from the fund.

The Bill cannot possibly pass into law without considerable alterations and a much clearer definition of the machinery to be employed for the purposes it contemplates.

If London is to preserve its parochial life, while moving in the direction of municipalisation, some arrangement for equalising burdens is probably called for, and I, for one, although I speak my personal opinion only, am not averse to the principle involved if embodied in a well-considered, just, and, above all, an intelligible Bill.

Apart from the merits of the various new devices for easing the burdens of the ordinary ratepayer, it is becoming every year more obvious that the demands upon the pocket of that long-suffering person are fast approaching the limit of what I may call his taxable capacity. Under these circumstances one of two things must happen, either new sources of general (not special) taxation must be found, or, what is more to the purpose, some limit must be put to the multiplication of public objects the cost of which it is the fashion to throw upon the rates, apparently under the idea that they constitute an inexhaustible fund for the purpose.

A means of measuring the growth of local taxation in the last 20 years is afforded by a recently published return issued in the name and under the authority of the President of the Local Government Board.

A comparison of taxation at different periods is always difficult owing to changes in the method of tabulation, but it is, I think, tolerably clear from this return that, although the rate in the £ over the whole of England and Wales during the last 20 years has only increased from 3*s.* 2·7*d.* in 1871 to 3*s.* 7·9*d.* in 1891, the Poor Rate Valuation has increased in the same period by nearly 50 per cent., *i.e.*, from about £109,500,000 to about £152,000,000, while the population of England and Wales in the same two decades has only increased by a little over 27 per cent. It is difficult to resist the conclusion that, though a portion of the difference between the percentage of the increase of population and of the poor rate valuation may be due to actual improvement in property value, a good deal of it represents an actual augmentation of the public burdens in the form of increased assessment.

It would be wearisome to attempt anything like a complete analysis of this important Return. How far it may be a trustworthy presentation of facts I would rather be excused from saying; but those who read the special report (1893) of Sir R. H. Paget's Local Taxation Committee may, perhaps, rise from its perusal with a shade of doubt upon their minds. The Committee frankly allege against the Return that it is not a mere record of fact and statistics, but is rather in the nature of a laboured argument for the purpose of establishing a foregone conclusion; that from beginning to end Mr. Fowler's report is marked by a tenderness towards the urban ratepayer, while every point which can be made to tell against the rural ratepayer is brought out into the highest light and repeated again and again. One

passage from Sir R. H. Paget's report is worth quoting here :—

" The Report professes to deal specially with the ' pro-
" ' portion of local burdens borne by urban and rural rate-
" ' payers,' and contains many comparisons of their varying
" amounts. Not one word, however, is said of the funda-
" mental difference in the proportional incidence of rates on
" a farm and rates on a shop or factory. Casual observers
" may consider that a rate is a rate, and that, being levied
" on carefully ascertained rateable value, it must, in the
" nature of things, be equally fair to all property and persons
" assessed."

A typical case will readily dispose of this fallacy.

" A. A yeoman farmer owns and occupies land, houses,
" and premises, rateable value £300 per annum, paying the
" average rural rate of 2*s.* 3*d.* His rates amount to
" £33 15*s.* 0*d.*

" B. A tradesman, having a capital equal to that
" possessed by A, owns and occupies shop, house, and
" premises, rateable value £30 per annum, paying the
" average urban rate of 4*s.* His rates amount to £6 0*s.* 0*d.*

" So, notwithstanding that A's rate is only 2*s.* 3*d.* in
" the pound as against B's 4*s.*, A pays more than five times
" as much as B.

" No comparison is possible in such a case. A is rated
" on the whole of his income, B only on the annual value
" of the building in which he carries on his trade."

The conclusion appears to be that, while urban rates are oppressive, though on the whole equitable, rural rates are both oppressive and inequitable, and that the only way in which either party can find relief is by bringing other classes of property than real property within the taxable area for local purposes.

All surveyors are interested in legislation which has for

its object the simplification of transfer of land, as tending to multiply transactions in real estate by relieving that class of property of the disadvantage it labours under, as compared with personal property, of having too many legal contingencies connected with it. The Land Transfer Bill, now before the Legislature, is, I believe, a carefully considered step in this direction, both as regards the lessening of the cost of future dealings with land, and the great simplification of title following on the compulsory registration which it seeks to effect.

The principle of the Bill has been approved by the highest legal authorities, irrespective of politics; and, although its provisions may not be wholly acceptable to our conveyancing friends, I see no reason why surveyors should not regard it with equanimity, if not with favour.

It is, of course, easy to raise objections to any system of registration of title; but I do not myself think they should, either singly or collectively, be regarded as outweighing the obvious advantages which would accrue under the operation of a system of compulsory registration. There is, of course, some force in the objection that a landowner can, under present arrangements, by simply lodging his deeds with his banker, obtain the means of meeting pressing necessities; but I do not see why the convenience of the impecunious should be allowed to stand in the way of what I cannot help considering a valuable simplification of our present cumbrous system of land transfer.

We are all of us, whatever our practice, interested in the noble 25-inch survey of the country, and I am happy to say that the Board of Agriculture were good enough to allow the Council, on behalf of the Institution, to forward them certain recommendations in connection with the recent report of their Departmental Committee. The Council learned with regret that it was intended to discontinue the

insertion of the numbers on the enclosures, on the ground that the future revised editions of the ordnance sheets would not necessarily be numbered in the same order as the earlier issues in cases where fields had been divided or fences altered, and on the further ground that the numbers served no particular purpose now that the publication of the reference books has been discontinued.

I am happy to say, as the result, we venture to think, of our representation, the Board have decided to retain the parcel-numbers and acreage on the plans, to continue to take the civil parish as for all work since 1880 as the unit for all future numbering, and to place the date of the revised plan on the margin. The Board have also agreed to give the areas of all parcels of two roods except in villages where the detail is very close.

London Water.—In my last Opening Address I referred at some length to the question of London Water Supply, which, in its aspects as a sanitary and commercial question, falls within the circle of our professional interests, and which has already been discussed both directly and incidentally at the Meetings of this Institution in recent years.

No better constituted Commission could well be conceived than that which has just reported on the question, and their conclusions will tend to set at rest a controversy answerable for a great amount of unnecessary alarm in the public mind, both with reference to the quality and the quantity of the water of the districts from which London has been in the habit of drawing its supplies, and on which it appears it must depend for its future wants in this direction.

It will relieve the minds of ratepayers to learn that the schemes for bringing water from North Wales, the Lake District, and Heaven knows where, represent the ambition of projectors rather than the actual necessities of the case. As surveyors we may perhaps suffer from the abandonment of

these extravagant schemes, but as citizens we shall rejoice to be spared an incalculable addition to the incubus of municipal debt under which we are now groaning.

The population at present supplied within the area of what has been called "Greater London" is estimated by the water companies at 5,490,791, which the Committee consider to be in excess of the actual number, preferring to put it at 5,237,062, or, including some outlying districts at present supplied otherwise than by the eight water companies, at 5,633,332 persons. This number represents an increase of only 18·2 per cent., in the decennium 1881-91, as compared with an increase of 22·7 per cent. in the decennium 1871-81, shewing that there were some occult causes at work tending to reduce the ratio of increase in the population in the last decennial period.

The calculations of the Commissioners as to the probable population of Greater London in 40 years' time are simply astounding, but seem to have been carefully considered. Basing their estimate on the figures I have given, *i.e.*, a decennial increase of 18·2 per cent. for the whole period, they predict that the population of Greater London will, by the year 1931, amount to 11¼ millions living within the area of which the water requirements have to be considered, viz., 845 square miles.

The present supply seems to range from 26·71 gallons per head in the district served by the West Middlesex Company, to 47·72 gallons per head in the case of the Grand Junction Company, or an average of 31·19 gallons per head, taking all the eight companies. Deducting from this 20 per cent., or a little over six gallons per head, for water used for trade and public purposes, the Commissioners arrive at the conclusion that about 25 gallons is the average daily supply per head of the population now given by the water companies for domestic purposes.

Some of the witnesses before the Commission were of opinion that 26 gallons per head would be sufficient for all purposes, but the Commissioners prefer to proceed on an estimate of 35 gallons per head for the future daily requirements of the population of Greater London. Applying this figure to the estimated population (in round numbers) of 11¼ millions in 1931, they arrive at a total daily consumption, by that date, of about 391¾ millions of gallons, or, making due allowance for exceptional seasons, 415,219,752 gallons per day.

The Commissioners then addressed themselves to the question of the sources of supply, considering the various views put forward by our members, Sir Frederick Bramwell, Mr. Henry Robinson, Mr. Peregrine Birch, and many others, with reference to the further resources of the Thames and Lea valleys, and the gravel, chalk, and other water-bearing strata underlying these districts, and came to the conclusion that they can be made to yield 420 million gallons a day, or sufficient, at 35 gallons per head per day, for a population of 12 million persons.

This would seem to dispose of the argument for the expropriation of the water companies, put forward on the ground that they have reached the limit of their sources of supply, and that municipal control is absolutely necessary in the interests of future generations of thirsty Londoners. Nor does the argument, urged with the same object, against the quality of the water fare much better at the hands of the Commissioners, who put it on record as their deliberate opinion that the supply to the consumer in London reaches a very high standard of excellence and purity, as proved by the health statistics of the last 30 years.

Allusions to the Institution and its various activities are, perhaps, more appropriate to the Council Report than to this Address, but there one or two matters which I will touch upon very briefly before concluding.

The Institution regards itself as an examining and not as a teaching body. It is, however, one thing to teach, and another to give facilities for learning. We shall not therefore be going out of our way in supplying an educational want in connection with our Examinations in Forestry. We require the candidates to recognise specimens of timber, seedling trees, fruits and seeds of trees, and even smaller ligneous plants which should be familiar to the estate agent either as hedgerow plants or, perhaps, as useful coppice. We even expect some knowledge of the injurious insects and the fungoid diseases of forest plants.

But the student anxious to qualify himself for the practical part of these Forestry Examinations is in a difficulty. Our Library, like those of many similar institutions is well enough equipped with books; but beyond this there is a want of a special museum illustrative of the subject. The museums of economic botany at Kew are too comprehensive. We are not, as surveyors and land agents practising in the United Kingdom, interested in cotton, in tea, in opium, or, indeed, in many of the timbers of our distant colonies which are not as yet known to trade here. Even the Timber Museum at Kew is mainly Imperial and not British; nor is it directly commercial. The woods of Tasmania and Australia are more conspicuous in it than those of the Baltic or the United States. The authorities at Kew have, moreover, recently dispersed, as foreign to their objects, the nucleus of a museum of vegetable pathology, which would have been of intense interest to many of those concerned in the management of woodlands.

A museum containing specimens of timbers used in the constructive arts in this country, and of trees commonly grown for profit here, or suitable for such purposes, and including specimens of their foliage, seedlings, flowers, fruit seeds, insect and fungal enemies, or others of a cognate

character, would be useful and attractive, not only to those preparing for our Examinations, but also to many of our older Members engaged in estate management.

We have been enabled to commence such a museum by the kindness of the Committee of the Gardening and Forestry Exhibition, held this year at Earl's Court, assisted by the zealous services of our Associate, Mr. George Cadell. Many of the most interesting specimens in the Exhibition have been placed at our disposal, and we shall look with confidence to our Members engaged in the management of woodlands to supplement these by forwarding to the Institution any object of interest connected with what our late lamented colleague Edmund James Smith delighted to call "wood-craft."

A properly mounted herbarium of ligneous plants should certainly form part of our Museum of Forestry; but, if Members will take the trouble to loyally co-operate in the work, such a herbarium, like much of the rest of the museum, can be got together in a short time, and at no great expense beyond that of the necessary show cases.

I am fortunate in having the opportunity of making the first announcement of a very munificent act on the part of our Honorary Secretary and esteemed colleague, Mr. Penfold. In commemoration of his completion of twenty-five years of office he placed in the hands of the Council, in June last, the sum of £500 to be devoted, in any way they might determine, to the furtherance of the interests of the Institution.*

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* The President is of opinion that the following letter from The Honorary Secretary, which has been entered on the Minutes of the Council, should receive the wider circulation afforded by publication in the "Transactions":—

"30, Great George Street, Westminster,
"June 16th, 1893.

"My dear President,

"I look back on the quarter of a century, during which "I have been permitted to take part in the foundation and the

The Council have decided to employ the income arising from Mr. PENFOLD's gift for the next few years, if not permanently, in providing each year a gold medal to be awarded to the candidate who obtains the highest marks in the Fellowship Examination, and (subsequently to the Examination of 1894) a silver medal in connection with the Associateship Examination; the medals to be known respectively as the "Penfold Gold" and "Penfold Silver Medals."

I am sure you will all unite in an expression of cordial thanks to Mr. PENFOLD for his generous gift.

You have, no doubt, observed in the professional papers some references to the suggested affiliation of the Irish Land Agents' Association, a body of high standing in the sister island. It is sufficient to say that the matter is receiving the most careful consideration. The Council is desirous that some arrangement of the kind should, if possible, be effected, but the difficulties in the way are somewhat serious, and have not yet been surmounted. It is obviously desirable that the Institution, which under its Charter nominally covers the United Kingdom, should do so in reality. This can hardly be said to be the case at present in view of the small number of members in Ireland.

"progress of The Surveyors' Institution, as a most pleasant "experience in a long and active professional life. I should "therefore like to give some sort of tangible expression to the "interest I feel in an Institution with which I have been so "closely connected.

"I have therefore taken occasion, on the close of the 25th "Session, to place with Messrs. DRUMMONDS a sum of £500 at "the absolute disposal of the Council, feeling sure they will be "able to devise a scheme for effectively carrying out the object "I have in view.

"Should it be decided to invest the capital and apply the "proceeds for the advantage of the younger members of the "profession in connection with the Examinations or with the "Sessional Papers, it would be quite in accord with my own

My task is now completed. It was said of Lord Bacon that the only fear that possessed his audience was lest he should make an ending. This will not be the case with my audience this evening, but at least I may claim that I have done my best, with the materials at my command, to touch with as little prolixity as possible upon some of the points likely to be of interest to my brother surveyors, and especially to that class of them with which I am most closely identified.

Mr. Charles Barry (Fellow) said he had the greatest possible pleasure in moving that the hearty thanks of the Meeting be accorded to The President for his interesting Address.

It was by no means the first time that the Members present at the Meetings of the Institution had had the opportunity of expressing their indebtedness to Mr. Shoppee, and it was well that such an opportunity should recur, for all must admit that there were very few Members indeed more anxious to devote their time and ability to the solution of the many problems which presented themselves to the surveyor in the course of his practice.

" inclination; but I leave this entirely to the better judgment " of the Council.

" I should be obliged if at some convenient time you would " be good enough to bring under the notice of the Council the " contents of this letter, and at the same time to assure them " how much I have appreciated that unvarying kindness and " courtesy extended to me by themselves and their predecessors, " which has made my tenure of office so agreeable.

" With best wishes for the welfare and prosperity of the " Institution and of its individual members, among whom I am " proud to number so many personal friends.

" I am, my dear President,

" Yours very sincerely,

" J. W. Penfold, *Hon. Sec.*

" To Charles John Shoppee, Esq.,

" President Surveyors' Institution."

This was the second year of Mr. SHOPPEE's occupancy of the Presidential Chair. If only so able a President could retain permanent possession of the office, the interests of the Institution would, he was sure, in no wise suffer; but, as that was impossible, it was for the Members to congratulate themselves that as Mr. SHOPPEE's conspicuous ability had been brought more prominently to the front by his tenure of the office of President, so there were latent abilities among the yet untried Members which would supply in the future a succession of Presidents worthy to follow in the steps of even so capable a leader as the present head of the Institution.

He did not propose to go through the details of the Address, but would only call attention to, and congratulate the Institution upon, the vigilant manner in which Mr. SHOPPEE had discharged one of the most important functions of a President, namely, that of "the watchman on the tower," directing the attention of the Members to all those matters of present current interest which concerned them, not only professionally as surveyors, but socially as citizens of London.

He was glad to find, in the opening sentences of the Address, some indication of THE PRESIDENT's characteristic desire to take a cheerful view of things, and he felt it to be encouraging to hear so experienced a man utter even a small note of hope amid the almost universal gloom with which the future of agriculture seemed to be enveloped.

It was really unnecessary for him to ask the Meeting to accord their thanks to THE PRESIDENT; but, as was customary on all such occasions, he now formally moved the vote of thanks, knowing that in doing so he expressed not only his own appreciation of the Address but that of every Member present.

Mr. WHEELER, Q.C. (Associate), in seconding the vote of thanks, said that THE PRESIDENT had begun his Address by referring to the great amount of depression in the agricultural world. He (Mr. WHEELER) had admitted many times that he knew nothing whatever about the agricultural world; but he could tell the Meeting of a very considerable amount of depression in the *legal* world, and when he heard of the munificent gift by THE HON. SECRETARY, he had, for the moment, almost dared to hope that it might be applied to the relief of the distressed members of his own profession, but he admitted that the purpose to which it was to be applied was a most admirable one.

He did not propose to go at length into the matters dealt with in the Address. Greater London's water supply was a most interesting subject in itself, but, unfortunately for him, the discussion of it was complicated by decimals and such things which he did not pretend to understand. One got lost among the millions of gallons and millions of people. He had, in times past, addressed the Institution on the subject of Betterment, the result of his effort having been three nights' debate on the subject; and he was disappointed to find, after some three or four years, that the question still remained where it had been left. It all came to this—that the principle was admirable, and it was only the proposed procedure that was objectionable! He thought that THE PRESIDENT had most wisely, if he might venture to say so, referred to the admirable safeguards taken in the United States—precautions singularly overlooked and neglected in the machinery now suggested for working the principle here.

But there was one part of the Address which he approached with a special degree of interest. THE PRESIDENT had alluded to the Institution as an Examining Body; and he was bound to say, as one who had been honoured for some years by occupying the post of one of the Examiners, that the

Papers returned to him, even on such an abstruse subject as the law, were most admirably done, and proved that a considerable amount of knowledge and skill had been brought to bear upon them.

He would close his remarks by seconding, with much pleasure, the vote of thanks to his honoured friend THE PRESIDENT, feeling sure that he could say with perfect truth that there was at least one remarkable difference between himself and Lord BACON. Lord BACON's hearers, it was said, were always depressed by the idea of his sitting down, while he was sure that his own audience would be elated at the prospect of his own sitting down, and this he (Mr. WHEELER) would do at once.

THE PRESIDENT, in reply, said he desired to thank Mr. BARRY most heartily for the very kind words he had spoken in proposing the vote of thanks. It was true that they had known each other for many years, and he hoped, that for many years to come, he would continue to have the pleasure of his friendship.

He desired also to thank Mr. WHEELER for the kind way in which he had seconded Mr. BARRY's motion, and to especially thank the Members present for the hearty reception they had given to it.

He hoped that with the assistance of the Council and Members he might during his term of office be able to carry through the work of the Session as successfully as last year. No pains would be spared on his part which might in any way further the interests of the Institution.

The vote of thanks having been put, and carried unanimously, the Meeting then adjourned.

Paper 197.
No. 326.

PAPER ON

THE LOCAL GOVERNMENT BILL, 1893 (GENERALLY KNOWN AS "THE PARISH COUNCILS BILL").

By ROBERT GODFREY (Fellow).

Read at the Ordinary General Meeting of The Surveyors' Institution, *Monday, December 4th*, 1893.

CHARLES J. SHOPPEE (PRESIDENT) IN THE CHAIR.

Since I commenced the preparation of this Paper on the subject of the Parish Councils Bill, for the purpose of submitting some of its provisions to discussion by the Members of this Institution, a considerable change has taken place in the position it occupied in the public estimation.

When the Bill was introduced into the House of Commons by the Right Honourable Mr. Fowler, in the beginning of this present year, a chorus of approval seemed to arise from politicians of all shades, and, judging from appearances, the Bill seemed likely to be passed without any serious opposition or any material alteration.

Now it appears that the lengthened discussion upon the Home Rule Bill, and the flood of amendments which that measure gave rise to, has fostered a taste for tabling amendments which has grown upon our legislators, and amendment upon amendment has become the order of the day.

The second reading of the Parish Councils Bill, which was the first work of the present sitting of the House of Commons, revealed the astonishing divergence of opinion on its merits, which could hardly have been looked for after

the reception accorded to it in the spring of the year, and, while representatives of all parties in the House of Commons desired to see the Bill become law, there was not one but had some improvement to suggest.

The most enthusiastic admirers of the Bill seem to see in its provisions a panacea for all the evils that the agricultural portion of the population of this country is heir to. No body of men are more ready to admit that an improvement in the status and the comfort of the agricultural labourer is necessary than the Members of this Institution, and therefore it may not be out of place that a discussion upon some of the clauses of this Bill should take place in this room.

Speaking at Newcastle on the 26th August, 1892, the Right Hon. J. Morley made use of the following words:—
"We have another pledge—that there were questions of "British reform which were embodied in the Newcastle "programme—questions of British reform; questions which "would raise the whole civic life of our counties—which "would bring the rural life up to the same level, as near as "may be, as the great municipal life of places like "Newcastle."

Such was the lofty object aimed at. How does the Parish Councils Bill propose to accomplish it?

The whole civic life of our large centres of population, as well as the Local Board of Health Districts, is entirely dissociated from Poor Law administration, and so should be the "civic life of our counties." The two subjects are so totally distinct—civic life and pauperism—that there ought to be a total separation of the bodies to whom the carrying out of each is intrusted. This is the great blot on the Bill. The Poor Law organisation has had the advantage of over 50 years of existence, and, with all its faults, the guardians do their work well; but the duties of "civic life," to adopt

Mr. Morley's phrase, are of so totally different a character that the body intrusted with carrying out those duties should be entirely distinct.

"Civic life" in its highest ideal would abolish pauperism. The Poor Law steps in, when "civic life" fails, and, although this high ideal is unattainable in the present constitution of society, the improvement of "civic life" in rural England may do much to minimise the blight of pauperism which still exists.

The first step in the proposed attempt to improve the "civic life" in the counties is to be to establish some 7,000 Parish Councils, which are to be bodies corporate, but without a seal. The ancient Vestry Meeting, which has existed for centuries, is to be supplanted by the Parish Meeting.

"One man one vote" is to be the rule, unless the advocates of female suffrage, who are displaying an unwonted activity in the House, succeed in altering the phrase "one "man one vote" to "one head one vote."

The Parish Council will be elected by the Parish Meeting, and will really become the Local Board for the parish, but with very restricted powers in the matter of expenditure. The Parish Meeting will have the power to adopt by resolution any of the following Acts, termed in the Bill "the adoptive Acts":—

"The Lighting and Watching Act,"
"The Baths and Washhouses Act,"
"The Public Improvement Act," and
"The Public Libraries Act."

And, having adopted any or all of these Acts, it becomes the duty of the Parish Council to carry them out, and to obey the behests of the Parish Meeting, but at all times the Parish Council must obtain the consent of the Parish Meeting before any loan is contracted or any expenditure incurred which shall involve a sum exceeding one penny in the pound for

the year. This limitation will cripple the hands of those Parish Councils, if any should be found, of a "progressive" character. Consent to such expenditure must also be obtained from the Council, *i.e.* the District Council, or, in the event of the District Council refusing, the County Council; so that in the event of the Parish Meeting of Little Peddlington, with a rateable value of £2,500, passing a resolution to adopt the Public Libraries Act, the Parish Council cannot spend more than £10 8*s.* 4*d.* in establishing a library without the consent of the Parish Meeting, and also of the District Council or County Council. Assuming that these consents are obtained, the Parish Council can, subject to any limitation contained in such consents, call for the annual amount sanctioned. The library having been established, some "progressives" create and get returned on an election cry of "Baths and Washhouses for Little Peddlington." The same processes would have to be gone through and another amount sanctioned for this purpose. All previous amounts sanctioned are not to be taken into account, so that the Parish Council might be directed by the Parish Meeting to incur expenditures on various objects which would add a grievous burthen to the rates, and yet the yearly spending power of the Parish Council *without consent* remains at £10 8*s.* 4*d.*

In large and populous parishes this organisation may answer, but the limit of 200 population above which every parish is to have a Council, is much too low. The usual number of houses in a population of 200 would be from 40 to 45, and, no matter how scattered, there *shall* be a Parish Council invested with large powers, but which can never be exercised. Population, *quâ* population, is unsatisfactory as a basis for the organisation of civic life. Its returns are only taken once in a decade, whereas the voting list, which would be a better guide, is revised every year,

and, as soon as the number of voters on the roll for any parish reached 100 or over, a Parish Council should be established. With a less number than 100 voters the power of the Parish Meeting and the Parish Council would almost certainly get into the hands of a clique or an individual, and one-man government would frequently prevail.

The provisions contained in the original Bill on the subject of uniting parishes with less than 200 inhabitants has given rise to considerable discussion, and, although the minimum has been lowered from 300 to 200 inhabitants, the end of the difficulty is not yet clear.

Without a fairly large number of parties concerned it is impossible to get a healthy interest excited in the affairs of a parish. The criterion of the importance of a parish is not the number of children in it, but the number of voters on the register. This is a point which it would be well to lay before the President of the Local Government Board.

The Parish Council having been established, the powers with which it is invested are at once wide, and, in some cases, novel.

The most important being—

1. To appoint overseers.
2. To perform all civil duties now devolving on the vestry; leaving to the vestry the control of matters ecclesiastical.
3. To perform duties now vested in overseers.
4. To deal with allotments; both as to providing them, and acting as allotment managers.
5. To acquire land for public buildings, if it sees fit.
6. To erect public buildings; maintain pleasure grounds, &c., &c., if so inclined.
7. To utilise any supply of water in their parish—a most extraordinary enactment, as the purpose for which it is to be used is not stated. Can it

> be seriously intended that a Parish Council of, say, half-a-dozen practically self-elected Councillors in a parish shall have power to divert any stream feeding a mill, annex a stream upon any person's premises, or deprive an owner of his property, without compensation? This is communism pure and simple, and the amendments which have been introduced still leave the matter in a very unsatisfactory state.

It is proposed by Mr. Fowler to alter this by striking out this 7th power, and to substitute for it "where they "could do so without interfering with the rights of any "water company, conservancy authority, sanitary authority, "or private person, to utilize any well, spring, or stream "within their parish, and provide facilities for providing "water therefrom."

There is no mention as to what purpose water so obtained is to be applied to, whether for the purpose of a domestic supply for the inhabitants or to establish a boat pool for the children.

To acquire the right of way, easement, or any other right of way within or without their parish, the acquisition of which is beneficial to any of the inhabitants of the parish. It seems to have dawned upon the author of the Bill that this is rather a large order, and he is giving notice of an amendment to strike out the words "*easement or other right.*" But with these words cut out where is the line to be drawn? Is the acquisition of any of the matters above enumerated to be by payment? How far *without* their parish may the Parish Council go for the purpose of acquiring a right of way? Are Parish Councils to be allowed to go into the next county or into Wales to secure some right of way which may form a picnic ground, "the acquisition of which is

" beneficial to *any*" (not necessarily a majority) " of the " inhabitants of the parish"?

There are numerous provisions as to the holding of land for the benefit of the parishioners, which do not require comment, and other powers with regard to footpaths, &c., which need not occupy our time now.

The subject of Allotments is also being made a burning question, and one of the causes of the failure of the Allotment Acts, 1887 and 1890, is proposed to be remedied by this Bill, which provides that powers shall be given to Parish Councils to take land compulsorily on hire for the purpose of dividing it into allotments for the labouring population.

The duties referred to above are such that, without officials of some kind, the Bill remains a dead letter, and the framers of the Bill have provided that the Parish Council may appoint one of their number to act as clerk *without remuneration;* or, failing the existence of any patriotic member who will work *con amore*, the assistant overseer, if there is one, shall act *with* a salary; or, if no assistant overseer, then the rate collector, also *with* a salary.

One of the most curious provisions in the Bill is that contained in the schedule, Part I., Rule 6. The draftsman must have been an enthusiastic electioneerer, and of opinion that no election is good without a poll, or he could never have framed such a rule as this:—

" If the number of candidates does not exceed the num-
" ber of councillors to be elected, the chairman shall put the
" names of the candidates to the meeting, and if those
" candidates are accepted by those present at the meeting,
" they shall be deemed to be elected *unless a poll is*
" *demanded.*"

Mr. Fowler in introducing the Bill said it was not "*a harum-scarum*" Bill, but the more it is examined the more it appears that it *is* "*a harum-scarum*" Bill. What can be

the object of a poll if there are not more candidates than there are seats? From the wording of the Bill it seems that every question which the Parish Meeting may discuss can become the subject of a poll, and although Section 35 provides that when candidates are to be elected, either for Parish or District Councils, or Guardians, the Ballot Act shall apply, and the officers provided; yet, when a poll is demanded at a Parish Meeting, if it is only to decide whether the parish pump is to be repaired or not, no directions are given as to how a poll on such a weighty matter is to be taken, or who is to act as returning officer, beyond simply saying it is to be by ballot.

So far the Parish Council is the first step in bringing up "the civic life in the counties" to the Newcastle level. It is when the next step is considered that the difference between the ideal and the real is most apparent.

Rural Sanitary Authorities, which reach their majority this year, are to be set aside as such, and in lieu thereof a Rural District Council is to be established. Every existing Local Board will become an Urban District Council. Its powers will remain the same, so that instead of Urban and Rural Sanitary Authorities the county will be mapped out into Urban and Rural District Councils. As far as the Urban District Councils are concerned the only thing to be noted is that the chairman of the Urban District Council for the time being is to be a county magistrate, so that the chairman of the Childwall Urban District Council (Lancashire), with a population of 199 at the last census, and with a council of six members, will have a county magistrate to preside over its deliberations. The same dignity is also to be conferred on the chairman of a Rural District Council.

The Rural District Council is the body whose work, if well done, will exercise the greatest influence for good.

Seventy-two per cent. of the population is provided with the machinery of civic life. Twenty-eight per cent. of the population of the country is in rural England, and the requirements of this 28 per cent. are in the hands of a variety of authorities. The sewers, water, and infectious diseases are under the cognisance of the Rural Sanitary Authority, the district roads are under either a Parish Surveyor, a Board of Surveyors, or a Highway Board. The main roads are under the County Council. Education is in the hands of a School Attendance Committee or a School Board. The effect of the Bill will be to abolish all Parish Surveyors, Boards of Surveyors, and Highway Boards. Their duties are to be transferred bodily to the Rural District Council, and this is the only attempt in the Bill to meet Mr. Morley's ideal.

If the raising of civic life is really meant, one way of accomplishing it would be by assimilating the powers of Rural and Urban District Councils.

Rural District Councils are to have very limited powers under the Public Health Act, 1875, as compared with Urban District Councils, and it is this distinction which should be abolished. Childwall, with 199 persons, can employ its own scavenger, water its own streets, call upon any owners to make good a street under Section 150 of the Public Health Act, and do numerous things which are denied to a Rural District Council—though it may contain centres of population numbering thousands—without the consent of the Local Government Board. Every year the overworked Local Government Board is applied to by Rural Sanitary Authorities for urban powers under one or other of the sections of the Act of 1875. In 1891, 48 Rural Sanitary Authorities made application, one being for Section 154, so far as to enable the Sanitary Authority to make a certain road in a place of 3,000 inhabitants. An Urban District Council

would not have required to make the application. It could have done the work "*suo arbitrio.*"

Mr. Henry Hobhouse has placed an amendment on the paper which would partly meet the case of large village centres, but the consent of the County Council has to be obtained in lieu of that of the Local Government Board.

The amendment is as follows:—

"A Parish Council for a parish which has a population "of one thousand and upwards shall also have such powers "of an Urban Sanitary Authority under the Public Health "Act, or any other Act, as the County Council, acting "under a general order of the Local Government Board, "may, on the application of such Parish Council, and "with or without a local inquiry, by order direct."

It would be more conducive to good sanitary work to invest the Rural District Councils with more extended urban powers, and leave it to them to decide in which particular centre of population they shall be exercised.

The preservation of the unity of the county, and the provisions for altering areas and boundaries, seems to have occupied the mind of the draftsman more than the raising of the civic life in the counties to a "higher level, if not up to "the Newcastle standard."

In straining at preserving the boundaries of counties, it will often be found that geographical considerations are lost sight of. When the bed of a river forms a boundary between two counties, it would be more conducive to the better government of the catchment basin draining into that river to make the watershed the boundary line on both sides, than to allow one bank of the river to be under one Council and the other under another. The Yorkshire County Council is adopting that system, and treating a stream as the axial line of a district, and hill tops as the boundary, thus throwing upon

one authority the onus of preserving, as far as possible, the purity of the stream.

Having established about 7,000 Parish Councils, a great opportunity has been missed of forming an intermediate Council between the Parish Council and the County Council. The tendency of all legislation for the last 25 years has been to cast on the Guardians any new duty which Parliament creates. Given a defined area—the Union—and a governing body—the Guardians—civic duties have been thrust upon them indiscriminately, until now a Board of Guardians is overloaded. Under the Bill, Guardians are abolished in Rural England, and will only exist in Urban England, *i.e.*, in 72 per cent. of the population, Guardians will be elected, but in 28 per cent. of the population, District Councillors will be elected to carry out civic duties, and will then become Guardians. It is a great pity that the counties were not divided into geographically compact areas, in which a Rural District Council was established, totally independent of the Guardians. The number of Guardians in a Union is not based upon population, but upon the accident of the number of townships or parishes in the Union. In one county a Union has 32 Guardians for 12,000 people, and another Union in the same county has 22 Guardians for 7,000.

Mr Brunner, M.P. for Northwich, has had prepared a map of England and Wales, shewing most admirably the "natural jurisdiction of the joint committees of County "Councils for the prevention of pollution of rivers, under "Section 14 (3) of the Local Government Act, 1888, and "matters requiring united control," and it is only requisite to carry out this map on a larger scale to see that county boundaries have nothing to recommend them in the majority of instances beyond a reverence for antiquity. River basins as areas would form workable units. The rates for civic

purposes should be kept absolutely distinct from Poor Law and School Board, and the County Rate could remain as at present. The District Council would levy its own rate over its own area, and collect it: and the number of Councillors should be proportionate to the population and area.

The great difference at present existing between Urban and Rural Authorities is most strikingly felt in the matter of buildings. An Urban Authority can frame by-laws to control building operations, and by Section 189 of the Public Health Act, 1875, every Urban Authority *shall* appoint a surveyor, one of whose duties it is to see that new buildings are erected in conformity with the by-laws, and whereas by the above section each Urban Authority is to appoint a medical officer, surveyor, and inspector of nuisances, the next section of the Act dealing with Rural Authorities omits all reference to the surveyor.

Within the last 20 years a generation of men has sprung up who have made the requirements of civic life their study, and who are well qualified to assist in the improvement of the rural life in the counties, and to advise as to water, sewage, and buildings. Yet the present Rural Authorities are under no compulsion to appoint a surveyor, but too often prefer the services of an inspector of nuisances, who has satisfied the Sanitary Institute possibly, and half of whose salary is repaid by the Local Government Board.

There should be no possibility of an authority with an area of 151,000 acres and 14,000 people advertising for an inspector of nuisances at a salary of £80, with an additional salary of £5 as surveyor; out of which munificent salary he is to pay all his own travelling expenses.

By the Public Health Amendment Act of 1891 an important advance was made in securing the stability of dwellings by the power to make by-laws fixing the minimum scantling of timber in new buildings, and allowing

a minimum height of rooms. Hitherto, the shell of a house might be all that was good, but the timber, anything that the builder liked. Until Manchester got a private Act to regulate the timber, there was no power, either Imperial or local, which could control the builder in this most essential particular.

Still the distinction between Urban and Rural Authorities is perpetuated, and a Rural Authority can only adopt certain parts of the Act "by consent," which often means an inquiry by the Local Government Board.

The better the dwellings of the working classes are made, the better for their health, both now and in the future, and the more chance there is of their resting contentedly in the rural districts instead of overcrowding the towns. The decrease of population in country parishes under 1,000, during the last decade, is something to make the statesman pause, and the philanthropist despair. No less than 6,600 parishes with populations under 1,000 shew a decrease between the years 1881 and 1891.

The Bill proposes to abolish Highway Authorities of every kind in counties, and transfer their duties to the District Council. This is a decided advance, but the manner in which the scheme will work out is very singular. Where a Rural Sanitary Authority embraces one or more Highway Boards, or Boards of Surveyors, the officials of the doomed Boards are to become officials of the District Council. Consequently it will be quite possible for a District Council to have two or three surveyors and two or three clerks. There is a complete want of provision for the removal of superabundant officers; and a considerable crop of troubles may be looked for. The Local Government Act of 1888 provided that officers who lost their situations should be compensated, but this Bill, as drawn, ignores that provision entirely.

Since the Bill has gone into Committee, Sir R. Temple and Sir Algernon Borthwick have put amendments on the paper to remedy this omission.

In abolishing the numerous Highway Authorities, and transferring their powers and duties to the District Council, the chief merit of the Bill is to be found. But sundry alterations in the mode of procedure are open to question, and will doubtless receive attention in Committee.

This increase of work alone is sufficient to justify the complete severance of municipal work from poor law work; and when, in addition to this, sundry duties, now performed by the magistrates, are transferred (Section 26), it becomes more than ever necessary to abolish the connection between the two.

Some Boards of Guardians consist of from 70 to 90 elected members. Under this Bill, the parishes now electing those guardians will elect an equal number of rural councillors, who will then act as guardians; and if, as is often the case, the work of the District Council is taken upon the same day as that of the poor law, one will have to suffer.

It would have been a greater advance in "civic life" if a totally distinct body had been formed, bearing some proportion to the population. The attempt to amalgamate the civic life with the poor law work can but result in a failure.

The tendency in modern legislation is the multiplication of Acts of Parliament. In the case of highways there are over 30 different Acts. In burial law there are over 100, and it seems very probable that, in public health law, there will soon be as many.

The time has come when an attempt at codification should be made. The Public Health Act, 1875, was a very fair attempt at codification, but since it became law numerous other Acts have been placed on the Statute Book,

till it is difficult for a person not "learned in the law" to know when he is on safe ground.

In the case of the Bill now before us, the functions of Parish Meetings, Parish Councils, and District Councils are so mixed up that it is very probable that the proverbial coach-and-four will be driven through it without much trouble.

As an instance of the looseness with which the Bill is drafted, it is to be noted that the powers of the "Vestry assembled" in rural parishes are transferred twice over. Section 6 (1) transfers these powers to the Parish Council, and Section 24 (1) (which incorporates Section 144, Public Health Act, 1875) hands over the same powers to the District Council. Both Councils cannot exercise those powers, and it looks most rational that the Council having charge of the roads should have the powers referred to in its hands.

The constant provision for appealing to the County Council by a Parish Council, or by any six parochial electors who may feel themselves aggrieved by the refusal of a District Council to take action with regard to a right of way, or roadside waste, provides a curious illustration of the way in which the Bill will work out if it is allowed to pass in its present form.

If a parish having a Parish Council is on the confines of a county, its Council, or six parochial electors, may request the District Council to take some action with regard to a right of way in the adjoining parish or county. In the event of the District Council declining to act on the representations made, the Parish Council, or six parish electors, may appeal to the County Council of the adjoining county, and the result will be that County Council A in the next county will assume powers over, and supersede, a District Council in county B.

By Section 12 (2) the Parish Council may "undertake

" the maintenance and repair of all or any of the footpaths " within their parish, but this power shall not prejudice the " obligation of any other authority or person with respect " to such repair or maintenance." Here, again, the Parish Council and the District Council have similar powers conferred upon them. The District Council, as chief authority over roads, might delegate certain powers and duties to the Parish Council, and provide the means of paying for work done under these powers, as its spending power is not limited in the same way as that of the Parish Council; but, as the clause stands, the Parish Council is empowered to do work, and no provision is made for payment of it.

Such anomalies as these should not occur in a first-rank Bill, and the looseness with which it is drawn will tend to hinder its progress through Parliament.

Under the Public Health Act, 1875, the distinction between general and special expenses in rural districts is fully set out (in Section 229), and, as is well known, special expenses are levied on houses and land in the proportion of four to one; but, by this Bill, the already over-burdened land is liable to be still further weighed down, as, by Section 28 (2), the Local Government Board is empowered to abolish the distinction, and a charge, which would under the present law be a special expense, and be charged on any particular contributory place, may, by order of the Local Government Board, be reduced to the rank of a general expense, and charged on all property—houses and land—equally.

The provision of Section 28 (1), that all highway expenses shall be general expenses, perpetuates a great injustice upon the farmer. Highway repairs are more a subject for the house-dweller than for the farmer, and the cost of these should be made special, whereby the charge on

land would be one-fourth, as in the case of sewerage works, &c.

The roads are more used by the tenants of the houses in the villages than by the farmer in the outlying part of the parish, and it is impolitic, if not unjust, in the interest of the agricultural world, to tax it at the same rate as the dwelling-house.

The agitation which succeeded in preventing the imposition of a wheel tax, is a strong argument in favour of making those who use the roads maintain them. A graduated wheel tax would relieve the rates in the rural districts very considerably.

Section 19 regulates the composition of the Councils, but it cannot be contended that the abolition of *ex-officio* guardians is compensated by the introduction of the "carpet bagger." Clause 6 of this section now makes general what was only special hitherto, viz., Guardians to serve for three years with the additional provision that one-third shall retire annually, thus securing a better chance of a continuity of policy.

It is rather a curious commentary on contemporary politics that while our Irish friends are to have a second chamber, that in our Municipal and County Councils there is a second order, to wit, the alderman, the District Councils are to receive a different treatment. A limited number of *ex-officio* Councillors or Aldermen on District Councils would be a benefit, and would help to give stability to the Council, and, having admitted the principle of allowing a chairman of a District Council to be chosen from outside the elected members of the Council (Section 46), it would be well to carry it to its logical conclusion and to bring District Councils into line with the Municipal and Imperial bodies now existing. A "sop" to ambition is thrown in by enacting that the chairman of every District Council is to be a county

magistrate, during his term of office, so that we shall possibly see the head waiter at a seaside hotel who has been chairman of the Local Board for many years, taking his seat on the bench in the morning and changing the plates of some of his fellow J.P.'s in the evening.

In the latter clauses of the Bill a number of provisions are made for re-arranging boundaries, areas, districts, &c., which are matters of detail, but which are all hampered by the bondage with the Union.

The Parish being admitted as the unit, the "Hundred" would form a better area for the District Council in Rural England, and by its adoption a wider choice would be given from which to select Councillors, and a broader-minded type of men would be induced to come forward. The Hundred is now the area upon which damage is assessed in case of riot, and it would be a statesmanlike stroke to revert to the old ways.

The County would then have Parish, Hundred, and County Councils, leaving the Union to its own particular work.

It would be impossible to go over the whole of the various points in the Bill which call for attention, and which are receiving attention at the hands of Members of the House; still, the fear is that the Bill will be crushed by amendments moved in the interest of "faddists."

There is one vital point on which, unfortunately, there seems to be little chance of amendment, and that is, the existence of the compound householder. In the rural districts the agricultural labourer practically pays no rates, the owner paying all outgoings. The result will be that the untaxed will have arbitrary powers of levying taxes upon the taxed for the benefit of the untaxed. No man should have a voice in the taxation of the district in which he lives unless he pays taxes directly, and we shall see that as

soon as the untaxed have adopted Acts which involve increased rates the owner will have to raise rents to meet the demands on his income, and a state of things seen only in the sister Isle will prevail in hitherto peaceful England.

There are several other lines upon which the Bill can be criticised, but these would not so directly affect surveyors as to justify an inclusion of the bearing of the Bill on ecclesiastical matters, parish property, parish and county boundaries, within the limits of the present Paper. If the writer succeeds in inducing a discussion on the Bill, his object will have been fully attained.

Mr. J. Shaw (Fellow), in proposing a vote of thanks to the author of the Paper, said that, as one who had lived much in rural parishes and had seen a great deal of their general government, he wished to enter his protest against some of the statements made in the House of Commons and elsewhere as to the manner in which parish business was conducted. So far as his experiences went it was untrue to say that the squire or the parson interfered unduly in parish work. The hour of meeting was in most cases so fixed as to give everyone an opportunity of attending, and the real difficulty was to get men who would really take an interest and an active part in the work. At the same time he was bound to admit that some such a measure as this "Parish Councils Bill" was a necessary corollary to the Local Government Act of 1888.

The amendments in Committee to Clause I. referring to the grouping of parishes, had effected a great improvement in the Bill, for the original clause was most objectionable; the grouping of small parishes with adjoining larger parishes being extremely repugnant to the ratepayers generally.

He fully agreed with Mr. Godfrey that population

alone was not the best basis on which to found the organisation of the new rural districts. It was easy to quote cases of a large population with a very small number of ratepayers, or a large number of ratepayers with a small population.

The question of doing away with the cumulative system of voting was, no doubt, of great importance. The proposed system, in his opinion, would operate unjustly in many districts where the rates were paid mainly by the landlords. He might instance a parish in which he was interested, where there were 226 ratepayers; the rateable value being £4,108. There were 72 ratepayers paying rates direct to the amount of £3,640, and 154 persons rated at £468, whose rates were paid by the landlord. In such a case, if the principle of voting by mere numbers were carried out, the 154 persons representing a rateable value of only £468 would utterly swamp the 72 representing the rateable value of £3,640.

With regard to registration, there were many tenants as well as landlords who were at present entitled to be registered, for Parliamentary and County Council purposes, in more than one parish, but were only registered in one for both Parliamentary and municipal purposes. The 15th of April was the date when the Bill, if passed, was to come into operation, but provision should be made that at the first election under the Act every person who ought to be on the register should be enabled to vote in each separate parish in which he was qualified.

He considered it desirable, if possible, that parishes and districts should be wholly in one county, and, also, that some attention should be paid to watersheds for sanitary boundaries; but, having regard to practical difficulties with which surveyors and engineers were well acquainted, he doubted if that object could be invariably attained.

Under the Bill, the District Councils were to have the

management of the highways. He thought that would be a great improvement, although the working of the old Highway Boards had been somewhat disappointing.

As to the District Councils having the control of the Rural Sanitary Districts, this was practically the case now, advantage being taken in most parishes of the provisions of the Public Health Act allowing the guardians to assume full control of all buildings, &c., within the parish, and to have the same powers as would be vested in a Local Board.

The provisions of the Bill as to guardians and District Councils were very difficult to understand. In a memorial sent to the Local Government Board by the elected guardians in his own union, as to *ex-officio* guardians, it was stated that they were satisfied that the services rendered by Justices of the Peace on Boards of Guardians had been most beneficial, and that their removal would be a serious public loss. They suggested that in lieu of the total exclusion of *ex-officio* members a certain number of Justices, in the proportion, say, of one to four of the elected representatives, be appointed by the guardians.

The provision that guardians should be elected for three years he thought a good one. That had been the principle adopted in Derby, and it had been found to act well.

He considered it desirable to have a complete separation of municipal and poor law work. In Derby, the sanitary and municipal business of the town was in the hands of the Corporation, of which the Board of Guardians was totally independent. If that plan could be adopted in the country parishes, it would, he thought, work better than the proposal in the Bill.

On the question of rating, he agreed with Mr. Godfrey that the land ought not to be further overburdened, but an amendment to that effect had been rejected by the House of

Commons, and the outlook in that direction seemed hopeless. That was really the great objection to this Bill. He did not at all object to the management of parish business passing into the hands of what were called the working classes, but, when all the power was in the hands of those whose rates were paid by the landlord, he feared that there would not be that caution in the matter of expenditure which would be exercised by those who themselves had to pay the piper. At present, landed property alone was rated for School Boards, which was, to his mind, a great injustice.

He, in common with all Members of the Institution, would, if this Bill passed into law, loyally work under its provisions, but he felt most strongly the probability of increased taxation, which would fall mainly upon realty. It would be a great misfortune if this were to become a political or party question; efforts should be made on all sides to do justice to all parties concerned. It was impossible for those who were unacquainted with landed property in England to realise the great hardship endured by many in consequence of the present system of rating, and he trusted that, before the Bill passed into law, it would be made certain that any burden of taxation involved should be equitably apportioned.

Mr. J. W. Kemsley (Fellow), in seconding the vote of thanks to Mr. Godfrey for his very interesting Paper, said that the subject of local self-government for country parishes, in the way proposed in the Bill, recalled to his mind an observation made by The President in his Address where he said that the principle of the proposed "betterment" was good, but the suggested form of application bad. It was, after all, doubtful whether the Local Government Act which established County Councils had been beneficial on the whole. Could any Member present point to a county

in which rates had been lowered or the main roads improved? The theory that the main roads should all be looked after by one body was a good one, but it was not found to work well in practice. Main roads were on the whole better kept when they were repaired by the parish, subsidised by the Consolidated Fund, and when every farmer in the parish was a sort of volunteer watchman to the roadsmen, than now, when it was the the duty of A to order B to give instructions to C to see that all the other letters of the alphabet did about half the work which they used to do under the old system. He did not agree that it was an advantage to put every road in the parish under the District Council. In his own county there were formerly a number of Highway Boards, very similar authorities to these proposed to be set up by this Bill. When the County Council Act was passed only one of those authorities remained; the others dying a natural death, because all the parishes were tired of the management of those bodies and the bad roads and high rates involved. He was afraid there would be a repetition of that under this Bill. Money would be wasted on election expenses and officials which might be much better spent on gravel and granite.

He agreed with Mr. Shaw that it was most unjust that land, already so heavily burdened, should be further taxed for a theory which nobody really cared about in practice. All elective bodies were expensive, and he felt sure that one result of this measure, if passed, would be an increase in the rates.

Referring to the observation he had heard made that for the first time the "carpet bagger" had been introduced into civic life, he might point out that for the last twenty years it had been open to anybody to go into a parish and put himself up for election to the School Board.

He was not at all afraid of that practice being introduced, for there would be difficulty enough in getting men to serve even in their own parishes, and there need be little fear that they would seek election outside them.

He did not agree that poor law and civic life ought to be completely divorced. In practice, the work was separated, though done by the same men, at the present time; but in some places it would be simply impossible to get two Boards elected; in fact, there would not be work enough for two sets of men. He expected that, after all, no great alteration would be made by this Bill in the constitution of the governing bodies in parishes: those who now formed the Rural Sanitary Authorities would form the new District Councils. The only change he could foresee would be that the chairman would be a J.P, and the rates would be increased.

He differed from the suggestion in the Paper that the river basins should be the boundaries of districts. This would involve the splitting up of parishes in many parts, and would lead to great inconvenience. The suggestion that such a boundary would aid the authorities in preventing pollution of rivers was unfounded, for the Rivers Pollution Act, if properly enforced, was quite sufficient protection with the old boundaries. He would be sorry to see the whole country re-mapped, holding it to be of the greatest importance that the rural authorities, whatever form they took, should have conterminous boundaries, whether in respect of election, sanitation, or poor law, or, indeed, for any other purposes.

In conclusion, he should like to say that his remarks were not prompted by any repudiation of responsibility to the agricultural labourer, in whose interest, he supposed, this Bill was professedly promoted. Our treatment of him in the past had not been at all creditable to us as a

nation. Our grandfathers during the French war, and our fathers during the Russian war, when they were in a position to do justice to him, did not recognise their duty. Now we were, fortunately, more awake to our responsibility, but he regretted that the rivalry between political parties should have led to their attempting to outdo each other, for the labourers' vote, by what he considered unnecessary legislation. If somebody would find out how, in competition with the cheap labour of India and the virgin soil of America and other countries, it was possible to cultivate land in the poorer districts of this country so as to pay every labourer in the parish, say, half-a-crown a day, and so keep them at home instead of their going to increase the already too large labouring population in the towns, more would be done for the labourer than by all the Parish Councils Bills that could be drafted. He earnestly commended this question to Members of the Institution and to Members of the House of Commons, as well as to those who were so vigorously and incoherently advocating "a living wage," and trusted that some solution of the problem might be found.

Mr. T. Chatfeild Clarke (Vice-President) fully appreciated the difficulty under which the writer of the Paper lay, owing to the fact that from day to day the Bill was being materially altered. He himself had felt considerable doubt during the reading of the Paper whether the writer was or was not in favour of the Bill. If he regarded it favourably he certainly "dissembled his love" very well. The Bill was referred to as being a supposed panacea for all the troubles of the labouring classes, but he could not conceive that any thoughtful man really so regarded it. Without encroaching at all on the debatable ground of

politics, which had no place in that Institution, he might be allowed to point out the fact that within the lifetime of the present generation the agricultural labourer had been given the franchise and the advantages of education, while the cheap newspaper was everywhere in his hands. It was surely wise to give him an opportunity of using the knowledge of affairs thus acquired, to trust him with some responsibility, and to make him feel that he had some real civic duties to perform, and interest him in local affairs.

It would, he thought, be granted that Mr. Ritchie's Bill forming the County Councils, was, from the first, understood to be only the beginning of an elaborate system of which the Parish Councils and District Councils were the natural completion. The three sets of bodies would form a graduated system of local government, the Parish Councils taking the simpler work, the District Councils taking the higher, and the County Council, as the superior body, the highest work. The Parish Councils would, in many ways, be similar to the Communes in France and the Hundreds in America. He considered that it would only complicate the government of the rural districts to have, as the Paper suggested, two sets of authorities in one parish, for it was already difficult enough to secure suitable men for guardians. There could, he thought, be little doubt that the working of the present Poor Law system was unpopular, and that some alteration was needed. Although himself an *ex-officio* guardian, he objected to *ex-officio* guardians on principle, because he thought it unfair that, instead of attending the meetings regularly, they were rather apt to come only on particular occasions when special interests were concerned, and then swamp the votes of those regular attendants who knew more about the parish affairs, and devoted their time to it from week to week.

It had been said that the Bill would place an undue proportion of power in the hands of the compound householder, who had no personal interest in keeping down the rates; but was it not the fact that large numbers of people in the rural districts were the owners of the cottages in which they lived, and would not these form a pretty safe check upon unnecessary expenditure, which must, in the end, fall upon owners of house property? To take a parallel case: in the City of London, there were many people who occupied offices and did not directly pay rates, but there was no reason to suppose that they felt less interest in local affairs than the actual ratepayers, or that they favoured extravagance. It was unwise to regard these things from the lowest point of view; credit should be given even to the labourers for something like fair dealing, generosity, and straightforwardness.

He was certainly against making the Parish Councils too small. Where there were very small parishes, two or three should be grouped together, as it was not worth while to set up a large machinery for a very small parish.

With regard to water supply, many villages which at present suffered from an inadequate supply had, quite close to them, abundant sources of water, and it was reasonable that the local authority should have power to take that supply, always provided that it was taken with due regard to private and public rights, and by arrangement with an adjacent landlord, probably on nominal terms.

The present allotment system was so expensive, circuitous, and dilatory in its operation under the Act that its true object was defeated. It was essential that there should be some provisions similar to those in this Bill, enabling the parish authorities to go direct to the Local Government Board to obtain powers for taking the land required.

With regard to the assimilation of the powers of Urban and Rural District Councils, he thought it was better not at present to give to the Rural District Councils all the powers enjoyed by the urban bodies, for the Bill itself was, in its nature, to a large extent tentative and experimental.

On the question of geographical boundaries, he felt that it would be well to adhere to the present parish limits as far as possible, in order that the members of the new bodies might have the advantage of local and personal knowledge.

The powers proposed by the Bill for the compulsory sale or hire of land was one of the most important clauses, and it was well worthy the consideration of the Members of the Institution how far it was just in the purchase of land, at least in some cases, to take it without any compensation being paid to cover loss by re-investment or otherwise, and in cases of hiring land for a specific time it was clearly equitable that on its surrender it should be returned to the owner in as good a condition as when taken, or compensation paid in view of its being in a bad state.

The Bill was one of great complexity. No doubt there was some overlapping and some obscurity in the clauses, and certain provisions at present in the Bill would have to be altered before it became law, and the framers of the Bill had always shewn themselves willing to accept reasonable amendments. But he urged that the measure should not be regarded wholly from a mere party point of view or from the standpoint of pounds, shillings, and pence. Reference had been made to the probable increase in the rates, and one speaker had mentioned the fact that the Education Act had involved considerably greater expenditure than was originally contemplated. But, having regard to the corresponding decrease in crime, it was now recognised that the education rate was probably the most economical course looking to the

future, because we were raising up a more intelligent, a more honest, and, generally, a more desirable class of citizens. He exhorted Members to take, not a narrow, but a broad view of such questions as this, and to recognise that our duty to the labouring classes was to raise them in the scale of humanity; and that the fact of giving them such responsibilities as they were fitted for would in the end be better for society as a whole.

Mr. F. Marshall, Q.C. (Associate), remarked that among the adoptive Acts referred to in the Bill there appeared one which those not very conversant with statute law would, perhaps, have some difficulty in recalling, namely, the Public Improvement Act of 1860. That Act empowered the local authority to purchase land for recreation grounds and public walks, on condition that voluntary subscriptions should be raised equal to the amount of the rate. Under the present Bill that Act might be "adopted" by the District Council. This presented the anomaly that, under that Act, as adopted into the Parish Councils Bill, recreation grounds would be provided partly by rates and partly by voluntary subscriptions, while under other sections of the Bill itself they were to be provided wholly at the cost of the ratepayers. It was only one instance of the loose manner in which the Bill was drafted. However, he inclined to the opinion that the measure, in its general scope, would be a salutary one.

It was pretty certain that at some time or other the various bodies who at present undertook the different departments of local government would have to be amalgamated, and the scheme presented in the Bill was on the whole worthy of support, although open to criticism in its details. One very important feature of the Bill was the power it

would give to the District Councils to acquire land for the purpose of allotments. The present enactments as to allotments were practically a dead letter, and, if the Bill set up adequate machinery for this purpose, it would, even on that ground alone, deserve support.

Mr. C. J. Mann (Fellow) said that, notwithstanding the Public Health Acts Amendment Act, 1891, a great deal yet remained to be done in the matter of unstable and insanitary buildings, particularly in regard to existing old buildings. In many cases, even when the inspector of nuisances had declared dwellings to be insanitary, nothing was really done. It would be well, he thought, if the Bill made a provision that some official should be appointed to deal energetically and effectively with insanitary dwellings.

Mr. C. K. Bedells (Fellow) said he would be sorry if the discussion were to close without some speaker supporting Mr. Chatfeild Clarke's view, in which he (Mr. Bedells) believed there was general concurrence, that in the compulsory taking of land for public purposes, the customary 10 per cent. should be allowed to the landowner. It was now extremely difficult to get adequate compensation, and, if this 10 per cent. were withheld, it would be still more difficult for the landowner to get anything like a fair value for land taken for public improvements.

Mr. Godfrey, in replying, said he took as a compliment Mr. Chatfeild Clarke's observation that it was difficult to discover from the Paper whether the writer approved or disapproved of the Bill, for it shewed that he had succeeded in treating the matter impartially. The Public Health

Act of 1875 made a most unfair distinction between Rural Authorities and Urban Authorities by compelling Urban Authorities to look after buildings, while Rural Authorities were allowed to do as they chose in the matter. That was, surely, not the way to elevate the standard of civic life in the rural districts. The Bill under discussion would not, he thought, do any real good unless Poor Law work and municipal work were totally separated. A body dealing with the sanitary work of a rural district should be of a higher standard and different altogether from one which would be quite competent to regulate Poor Law matters. He had himself seen great evils arise from the imposing of the two sets of duties on one body of men.

The Secretary then read the following observations of the Yorkshire Provincial Committee of the Institution, with reference to some points in the Bill to which they considered attention should be drawn:—

Clause 7. The powers granted to every rural parish, to adopt all or any of the five Acts named, are too wide. Provision should be made for the right of appeal, on the part of a certain number of ratepayers, to the District Council or the County Council against the decision of the Parish Council.

Clause 8, Subsections (1), (*b*), (*d*), (*f*). It is not sufficiently specified by the clause how far the powers granted may be exercised "compulsorily." Subsection (*d*) might be so interpreted as to empower the Parish Council to interfere with private supplies of water without compensation to the owner of such water. Subsection (*f*), in like manner, might be taken as granting power to the Parish Council to take compulsorily easements and rights over private properties on the sole ground that such right would be beneficial to *any* of the inhabitants. The clause should be so amended that it shall be distinctly understood that the powers under Subsections (*d*) and (*f*) can only be exercised by agreement with the owners of the properties affected.

Clause 9. The compulsory powers of purchase and hire of land are not sufficiently limited. The right should be granted to any owner, whose property is sought to be acquired, to appeal to the County Council, who should be empowered to prevent any act of injustice to such owner. Subsection 3 (*b*) should be omitted.

CLAUSE 30. The powers granted to the County Council to alter areas and boundaries are too extensive. Wide powers can be exercised by the Council in the alteration of the boundaries of existing sanitary districts, without any sufficient protection of the rights of the Sanitary Authorities of such districts.

CLAUSE 64. No provision is made in this clause for compensation to the officers of an authority whose district may be altered under the powers of the Bill. Some such provision as is contained in the Local Government Act, 1888, should be inserted.

The vote of thanks having been put, and carried unanimously, the Meeting then adjourned.

Paper 198.
No. 327.

PAPER ON
THE VALUATION (METROPOLIS) BILL, 1893.

By E. J. CASTLE, Q.C. (Associate).

Read at the Ordinary General Meeting of The Surveyors' Institution, *Monday, December* 18*th*, 1893.

CHARLES J. SHOPPEE (PRESIDENT) IN THE CHAIR.

The London County Council was constituted, as is well known, by the Act of 1888, and was by that Act made the successor of the old Metropolitan Board of Works. The first election took place in the January of the following year, 1889.

The Valuation (Metropolis) Act of 1869 was introduced by Mr. Goschen in that year for two purposes: (1) To avoid any injustice there might be in distributing the charges on the common fund over the Metropolis by ensuring uniformity of assessment. (2) To get rid of the power the former different authorities had of making their own valuation lists. For the first purpose a power was given to each parish and certain other authorities to appeal against the list of its neighbours, but not (as I think ought to have been enacted) on a question of principle of assessment, but only in the concrete form against the totals. For the second purpose the valuation list was made conclusive for all rates including the county and similar rates, thereby depriving the London county justices in their day, and the London County Council

now, of the power of making their own valuation list. The Act then provided that the list, when made, should remain fixed for five years, notwithstanding any slip or mistake, only providing for the case of new properties, alterations, &c.; and in order to effect a more speedy determination of the appeals the Act constituted a special tribunal known as "the Assessment Sessions." The powers of this last tribunal, after about 18 years' existence, were handed over to the London County Sessions as part of their ordinary work, which, at the same time, was considerably increased by joining the London parts of Surrey and Kent to Middlesex, so as to make the new County of London. The London County Council found themselves, unlike other County Councils, with no power of making their own valuation list, and the only remedy they possessed, if they objected to the list of any parish, and the principle on which it was made, was to appeal against the totals.

In the years 1890-1891 came the Revaluation of the Metropolis (which is required to take place every five years) and its consequent appeals. The Metropolitan Board of Works had been content to leave the question of valuation to the different parishes. Like other public bodies, such as the School Board, Asylums Board, &c., they had to estimate their requirements for each year, ascertain what rate they would require upon the total assessment of the Metropolis, and call upon each parish to furnish its proportion, and when it had received this it considered its duty done. The only remedy that there was against a parish under-valuing the various properties of its ratepayers was for one parish to appeal against the total of the offending parish. I remember this being done in the case of Kensington, when the parish of Fulham appealed against the totals of the parish because certain properties were under-assessed. The parish authorities consented to the totals of the parish being in-

creased by some thousands of pounds, and the appeal was settled on those terms, but this curious result followed—that, in respect of those contributions which a parish has to pay upon its total valuation Kensington had to pay upon this increase; but this increased payment did not fall upon the particular properties which were admittedly under-valued, but on the whole parish. To give an example, supposing a railway or other company were under-assessed by, say, £10,000, in consequence of the parish consenting to the total being increased, or its being increased on appeal, by this £10,000, the parish generally would have to contribute to the common fund in respect of such increase perhaps 3*s.* in the £, or £1,500 a year, being £7,500 for the five years, which would not fall upon the railway, but upon the general body of ratepayers, so that the lucky company would have a burden of £1,500 for five years, or £7,500 which it ought to pay, transferred to its neighbours, except the small proportion which fell upon itself as one of the ratepayers. This is one of the results of making the valuation a hard-and-fast one for five years —an entirely unnecessary restriction, I venture to submit. By the ordinary law there would be an appeal against each rate, so that the matter might have been set right and the error limited to one rate. But this idea of not disturbing the figures for five years seems to have operated in the minds of those who promoted the original Bill, and caused them to take away all opportunity of remedying under-assessment, or even clerical errors or mistakes. There is one case which exemplifies this. A certain Assessment Committee, upon hearing an objection made to it, determined to reduce the assessment of the property, but, by a clerical mistake, made the alteration in the wrong place. It was not discovered until the lists had been finally approved, but there was still time to go to the Assessment Sessions, when, by the cumbersome arrangement of two appeals, one

against the property that was altered and should not have been, and one against the property that was not altered and should have been, and explaining the matter to the Court and paying the costs all round, the mistake was corrected; but a few weeks later the error could not have been corrected for five years.

The London County Council, perhaps because they considered themselves more of a governing body than the Metropolitan Board of Works, at the first quinquennial valuation after they were formed took upon themselves to take general charge of the valuation of the Metropolis, and, in some cases, conceiving that particular parishes had not followed the proper principles of valuation, and were too low—for I do not find they ever interfered on the ground that a parish valuation was too high—appealed against the totals of certain of the London parishes. In one or two cases they were able to come to terms, but in certain others they found a determined opposition, and finally the Council were met by an attempt to get a prohibition against the Court to prevent its hearing the appeals, on the ground that the time was gone by. Judgment was given to this effect in the Court below, but the Court of Appeal decided that the Court had jurisdiction to hear the appeals, but that the London County Council had no power to appeal against totals. It is difficult to follow the grounds of this latter decision, and, as the case will probably go to the Lords, I do not propose to do so. We have to do with the result of all these difficulties, and this is, that the London County Council have brought in a Bill for better securing uniformity in the assessment of rateable property in the Administrative County of London, to establish a tribunal to deal with assessment appeals, and for other purposes. For the purpose of ascertaining the views of the various parishes on the subject, meetings have been held between certain

members of the Council and those invited members of the different parishes who have chosen to attend.

I now propose to state shortly the effect of the provisions of the Bill as introduced originally, and to refer still more shortly to the modifications and restrictions passed at the different meetings of the Conference; for I think that the members of this Institution, who have had the practical working of the original Act of 1869 for some twenty years, are those who ought to know more about the difficulties of the Act, and what amendments it requires, than those who have come only recently to the consideration of the matter, and who are, perhaps, it may be unconsciously, influenced by political motives, the desire of centralisation biassing one side, and notions of local government the other. I miss from here certain familiar faces, the heads of the profession in this particular branch of it. My own father, his and my old friend Mr. Ryde; but there are those left behind who have been well taught by those two past masters of the law and practice of valuation for the poor rate, and who, I believe, in their time, could teach the London County Council something a little better than what they have evolved out of their own self-consciousness, if they chose to consult them.

Now, before dealing with what the Council propose to do, I wish shortly to refer to what they have omitted. The working of the Act of 1869 has shewn us certain difficulties, more especially since the County Council have appeared in the field as appellants. These difficulties, to my mind, arise from the clerical sense of fitness which pervades the original Act. The list must be made by a certain time, the appeals entered and heard; and by a definite date everything must be closed, and all sit down happy and contented for five years. I think all this is unnecessary and unscientific. Let it be made clear that these rules

are only directory, to be carried out as far as possible. Let there be an appeal at any time if the justice of the case requires it. The alteration that an appeal against a particular property would cause in the totals is very small, and might be neglected; but, if it exceed a certain percentage, it would not be much trouble (for the number of parishes is not very great) to give notice to the various public bodies of the new total. What I should have suggested, in fact, is that the old elasticity of appealing should be restored. There is no reason why all right of appeal should be taken away for five years. I remember a case tried before the late Sir W. Bodkin where he put the value of a railway station, say, at £5,000. So it remained for five years. At the next "quinquennial," his successor, the present Chairman, by a different principle of valuation I suppose, increased it to about £14,000; and thus it had to remain for five years, so that it escaped its fair proportion in the one case or was unduly burdened in the second. If this amendment were made and power given to appoint a valuer at the request of either side, not necessarily by consent, to report to the Court where there was any question of principle, the chief difficulties of the Act would, I think, disappear.

The London County Council have, however, taken a different view, and have promoted a Bill in Parliament, their justification for so doing being stated as follows:—

That the Bill is designed to secure that, in the different assessment districts of London (30 in number), assessment of rateable property shall be based on uniform and equal principles, and (with the least possible interference with the present local autonomy) to better effectuate the main objects of the Valuation (Metropolis) Act, 1869.

As a large proportion (estimated by the London County Council at 3*s.* 3*d.* per annum) of the amount levied by rate

in London is apportioned among the several rateable districts on the basis of the total valuation of the several parishes, and as the valuation lists remain in force for five years, it follows that any under-valuation of one parish as compared with others involves a relative overcharge upon the ratepayers in the rest of London. The practical importance of this may be realised by observing that a deficit of £100,000 in the total of any parish, would, for the quinquennial period, involve the payment by London generally of an amount exceeding £80,000, which, but for that error, it would not have had to pay. The existing legal method of remedying the injustice by an "Appeal on Totals" involves not only protracted and costly litigation, but almost insuperable difficulty.

The scheme of this Bill is as follows:—

A "County Valuation Committee" of the London County Council is to be constituted (clauses 3, 7 to 12).

The Council is to make by-laws, subject to the control of the Local Government Board, for the guidance, &c., of the assessment committees throughout the county (clauses 4, 5, and 6).

The County Valuation Committee is to have power to appoint a representative to sit with the overseers and assessment committees when they are preparing the lists, with power to speak, but not to vote (clause 13).

The procedure of the County Valuation Committee is indicated (clauses 14 to 18).

The appointment of expert assistants to aid the assessment committees and the overseers where necessary is to be facilitated; and, on approval by the Council, half their remuneration is to be borne by the county fund (clauses 19 to 23).

The valuation lists, as made by the assessment committees, are to be furnished to the County Valuation Committee

(clauses 17 and 24), who, if after communication with the assessment committee they are unable to agree with them, may, by a "fiat" approved by the Council, direct certain stated changes to take effect, subject to appeal by the assessment committee and all other parties concerned (clauses 25 to 36).

For hearing rating appeals a more convenient and inexpensive form of valuation court is to be established, with power to divide and sit locally (clause 37).

The powers of the Valuation Court as to its procedure and costs are defined (clauses 38 to 58).

The valuation of public works extending into two or more parishes is to be regulated (clause 59).

Sundry incidental matters are dealt with (clauses 60 to 70).

Enactments to be superseded are repealed (clause 71).

I have already pointed out the view taken by the London County Council as to the difficulties that arise if the different properties are not put at their proper amount in the valuation list—a difficulty which is not entirely removed by appealing—the only result being to throw the burden not upon the particular property, but upon the parish generally. In order to ensure this being done, and that no parish should act unfairly, the creation of a central body, such as a "Central Assessment Committee," might do good service. But the London County Council want to make their body the controlling central power, though they are themselves large ratepayers, and might be otherwise interested; and, above all, as some think, being a democratic body, they might not act upon the fair principle of equal assessment, but, possibly, be actuated by the praiseworthy but somewhat socialistic principle, which Robin Hood instituted, of taking from the rich to give to the poor. However this may be, the London County Council called together a meeting of the parish repre-

sentatives, over which a member of the Council presided. A number of resolutions were passed, considerably modifying the Bill as introduced; but I cannot learn that the London County Council have adopted all or any of these suggestions in their Bill, though they have issued a revised copy showing such alterations, and have promised to give the parishes an opportunity of discussing these points in the Committee on the Bill. It must not be considered that this meeting was a representative one, for many of the most important parishes did not attend, perhaps fearing, as is apparently the case, that the County Council might hear all that the parishes had to say and then do nothing.

Hear all men's counsel,
And then take our own.

At all events, the Bill, as now before the House, is almost as it was originally drawn at the time this Conference was held on the Bill. But, apart from the Bill, certain regulations were drawn up and, apparently, agreed to. Now, if we look at these regulations, so drawn up for the guidance of the parishes under the supervision of the Council, the first thing to be seen is that they are all wrong and illegal, and I do not think any expert in the law of rating could say that they would pass any Court. The principal of these was one referring to the scale upon which weekly properties are to be assessed.

Now, this class of property is one which the parochial authorities, as a rule, consider themselves fitted to deal with, and each parish has its own scale by which they arrive at the rateable value of weekly properties. These scales do not often come before the Court, nor are counsel often asked to advise upon them; and as the only parties interested, viz., the parish authorities and the owner of the property, are agreed, there is no one to appeal and discuss the nature of the calculation. If there was anything which the

central body might advantageously deal with, it would be the scale for weekly properties; but, on referring to the scale, I discovered a note printed on it so opposed to the principles of valuation, and going so directly in the face of decided cases, that I went into the matter more fully, and found that the scale, as proposed by the London County Council, was, in my view (though I may, of course, be wrong), simply illegal, and one that, if carried out, would work great injustice between parish and parish, and would be a fresh ground for the Council to appeal, at the next "quinquennial," against the total of any parish which adopted it; for any parish that made a valuation based on such a scale must, in my view, be entirely wrong. The scale is drawn up by the accountant to the Council. As a matter of figures it is, no doubt, correct enough; but as a matter of rating law it is, I venture to say, entirely wrong. And it does seem that, when the Council have the best legal assistance, they should avoid being a blind guide to the blind, and should be careful that what they put forward is, if not absolutely correct, yet justified in the main by the opinion of well-informed persons.

The scales of the Council are calculated in a manner which, I think, must be founded upon some common error of what the duty of the Assessment Committee really is in regard to these weekly properties. This, I may shortly say, I consider to be not different from what it is in the case of any other property; that is, they are to find the ordinary gross and rateable values of the property, as in the case of an ordinary tenant, and have nothing to do with any allowance the overseers may make to the owner, because—

First, he is rated instead of the occupier.

Secondly, he is willing to be rated, whether the property be let or not.

This is for the overseers in collecting the rate, and, I

believe, ought not to be noticed in the valuation list. Of course, in making these observations I am not giving a legal opinion. I am only calling attention, having some experience in rating matters, to points which, I think, want discussing, and upon which the opinion and views of the Members of this Institution will be particularly valuable.

But before referring to any examples, it may not be out of place just to recall to the minds of those present what is the law referring to weekly properties.

If it had not been for the Act of 59 Geo. 3, c. 12, and the Act of 32 & 33 Vic., c. 41, passed in the year 1869, weekly properties would, admittedly, have to be assessed like any other property, at the yearly rent ascertained in the best way possible. But sec. 19 of the Act of Geo. 3 recognised that, by assessing the "changing tenants," the rates were often not paid, and the persons letting received much higher rent for the same upon the ground and expectation that the occupiers could not be effectually assessed to the poor rate. The Act therefore enabled the Vestry to make the owner pay the rates. This Act is, however, now made obsolete by subsequent legislation, the Act of Will. IV. requiring all rates to be made upon the net rateable value, and the Valuation Acts requiring the correct gross and net to be inserted in the valuation lists. The rates now payable on weekly properties are regulated by 32 and 33 Vict., c. 41, which, by sec. 3, enables the owner to agree to pay the rates whether the property is let or not. This arrangement has nothing to do with the valuation list, and the overseers may, subject to the consent of the Vestry, agree with the owner to receive the rates from him, and allow him a concession not exceeding 25 per cent. on the amount thereof. By sec. 4, the Vestry may order the owner to be rated instead of the occupier, and thereupon, and so long as such order shall remain in force, the following enactments shall have effect:—

1. The overseers shall rate the owners instead of the occupiers, and shall allow to them an abatement or deduction of 15 per cent. from the amount of the rate.
2. If the owner of one or more such rateable hereditaments shall give notice to the overseers in writing that he is willing to be rated for any term not being less than one year in respect of all such rateable hereditaments of which he is the owner, whether the same be occupied or not, the overseers shall rate such owner accordingly, and allow to him a further abatement or deduction not exceeding 15 per cent. from the amount of the rate during the time he is so rated.

Now, this Act contemplates two steps, the one is that the owner shall be made the person to pay the rates, and shall receive 15 per cent. reduction. This means that the rateable value, as would be in any case, is to be ascertained, and then the owner is to pay the rates thereon with 15 per cent. deduction, and in the *Queen* v. *Dodd* it is decided that an owner compounding is entitled, for the purpose of ascertaining the rateable value of the property, to deduct the full amount of the rates.

Now, to all this law the scale of the Council apparently gives the go-by. And we shall see this if we take an example according to the law as I understand it, and compare it with the Council's figures.

The figures as I have made them out, upon the principle of the Council's deductions, say for a 9*s.* property let at 9*s.* a week in a parish where the rates are 6*s.* in the £, are as follows:—

Weekly Amount.	Per Annum.	Rates at 6*s.*	Water Rate.	Inhabited House Duty.	Total.
s. *d.*	£ *s.* *d.*	£ *s.* *d.*	*s.* *d.*		£ *s.* *d.*
9 0	23 8 0	4 4 0	13 6	—	4 17 6

Gross Value, £23 8*s.* less £4 17*s.* 6*d.*, say £18 10*s.*
Deduct ¼.—Rateable Value, £14.

The Council's figures being :—

Weekly Amount.	Per Annum.	Rates at 6*s*.	Water Rate.	Inhabited House Duty.	Contingencies.	Total.
s. *d*.	£ *s*. *d*.	£ *s*. *d*.	*s*. *d*.		£ *s*. *d*.	£ *s*. *d*.
9 0	23 8 0	3 18 0	14 3	—	1 15 9	6 8 0

Gross Value £23 8*s*. less £6 8*s*.—£17.
Rateable Value, £13.

The Council's figures are £1 10*s*. below mine in the gross, and £1 in the net, the difference being due to a deduction there called the contingency balance.

Again, it is clear that with two properties let at the same amount weekly, one in a parish where the rates are high, and the other where they are low, in the latter parish there being less rates to deduct, the gross and rateable values will be higher than in the first. The scale of the County Council elaborately makes them equal in many cases, though the rates differ.

Now, the Act requires the valuation list to show the ordinary gross and net value of all property, whether weekly or otherwise. The benefit to the owner is an allowance off the rates when made, and is not a deduction to be made before ascertaining the rateable value, as the Council scale seems to be, for so I read the contingency balance. Within the parish it does not matter how it is done, but as regards the totals and the contributions to a common fund it is evident that to take off the owner's deduction from the gross and net values puts them at a lower figure than they ought to be, and gives those parishes whose population lives mostly in weekly-rented houses at a great advantage, a fact not to be forgotten when the question of the equalisation of rates comes up for consideration.

Lord Blackburn put it very clearly in *R.* v. *Dodd*, L.R. 1 Q.B. 16, when he said :—" The rateable value is to " be ascertained under the Parochial Assessment Act, and

"the local Act then says, if the landlord agrees to pay "whether the house is empty or not, he shall only be "required to pay half the sum assessed. That does not "affect the deductions to be made in order to ascertain "the rateable value; a different assessment is not to be "made."

The next regulation of the County Council is:—That in properties held by quarterly or yearly tenants under written agreements for not more than three years, the amount returned as the *bonâ-fide* rent should be, as a general rule, considered to be the gross value, if the landlord undertakes to insure and bear the cost of all repairs, and the tenant pays tenant's rates and taxes. This, if it be taken as a mere direction, is useless, for it is the practice already; if as a binding rule it may be unjust, putting a restriction on the powers of the assessment committee, which the law would not permit. Many tenants are admitted at low rents, or they remain in at their original rent for years, or the value of the property may go up or down. I have known both cases to occur. Is the rent they pay to be an absolute criterion?

The next regulation I think to be illegal. The law has said that the rent reserved under a repairing lease is the rateable value—see *R.* v. *Wells*, L.R., 2 Q.B., 542. But the Council say add 10 per cent. to get the gross, and then take off $\frac{1}{6}$, or $16\frac{2}{3}$ per cent. from that gross to get the net. So that if £100 is the rent received under an ordinary recent repairing lease, the law says £100 is the net rateable value, but the County Council say no,

Add $\frac{1}{10}$, makes it -	£110	0	0	gross
$\frac{1}{6}$ - - -	18	6	8	
	£91	13	4	is their net.

Now, this is unfair upon small tenants who do not take a repairing lease. I know there is a common practice of doing this, because I was on the Assessment Committee of Kensington, and I found it being done. I pointed out how illegal it was, and while I was on the Committee the practice was altered. The true rate is as in the example given:—

		£100 is the net.
Add, for repairs, $\frac{1}{5}$	-	20
		£120 is the gross.
Deduct for the net $\frac{1}{6}$	-	20
		£100 net rateable value.

I know exactly how the error arises, for I have often discussed it with the members of the Assessment Committee. They say the rent reserved under a repairing lease has to be increased by the amount of the repairs; these in new well-built houses are practically very small, and 10 per cent. is quite sufficient to cover them. If so, I have said, why take off $\frac{1}{6}$, or $16\frac{2}{3}$ per cent.? Their answer is, because we cannot make a difference in the cases; we take off $\frac{1}{6}$ on all other property, why should we not do so in the case of premises let on repairing leases?

Now, the effect of a tenant who holds under a repairing lease paying on £91 13*s.* 4*d.*, when he ought to pay on £100, gives him a benefit of $\frac{1}{12}$, or a penny in the shilling over his neighbours, who can least afford to give it, as it is the better class property that is let on repairing lease. So that if the rates are, say, 6*s.* in the £, he should pay £30 a year, but, in fact, under this scheme, he would only pay £27 10*s.*, the loss of £2 10*s.* falling on the parish generally.

A curious fact connected with this rule, laid down as it has been by the Conference over which the Council

presided, is, I am told—and as I was not in the cases, and they may still come before the Court, I hesitate to speak with certainty—that it was owing to the County Council having laid down this or a similar rule for the guidance of the assessment committees, that some of the parishes followed and adopted the practice suggested, and that then the County Council turned round and said that it was an improper mode of assessing property, and they accordingly appealed against the totals of those parishes that had been guided by their advice, and, no doubt, the parishes so misled had fought hard, and tried to get out of the difficulty, and a great deal of time has been wasted. The Court has been many days trying these appeals, and there are thousands, strictly speaking, of properties whose proper assessment must be ascertained by the Court if the cases go on, because the form of appeal is that the totals are wrong as innumerable properties have been wrongly assessed. That is to say, the particular parishes have, unless I have been wrongly informed, followed the direction of the Council, who are the authority now finding fault with them for doing so, and who are now promoting this Bill because they find some difficulty in bringing these parishes to their knees. This means a good deal of expense, costs, and time, all of which the public, that is, the ratepayers, must pay for in some form or other.

I now pass from the proposed regulations which the Council have established for guiding the assessment committees—regulations which I respectfully submit are wrong, and would not be sanctioned by any court of law—and proceed to the provisions of the Bill.

1. As to the central committee, I think such a body would be useful, but it must have some knowledge of the law of rating before it attempts to guide the parishes. There has been already a difference of opinion as to how this

committee should be constituted, and Parliament will, no doubt, be asked to decide, if the Bill gets so far. I think a central body, to which all the assessment committees send representatives, would be best. But each new body seems to add to the burdens of our taxation, so I hesitate to express an opinion.

The Council is to make by-laws for the *guidance* of the assessment committees throughout the country. I object to this, for if these by-laws are merely directory they are not required, if they are binding they will work injustice and destroy the discretion and independence of the local authorities, which is the only safeguard the ratepayer has.

I disagree with the proposal to send representatives to the local overseers and assessment committees, for the same reason. Local responsibility, and not centralisation, is what is required. So with the appointment of expert assistants; why should not each parish be at liberty to appoint whom it pleases? And so with the *fiat* of the central committee, all this is giving the control of local taxation to the London County Council, and taking it away from the proper local authorities, who, up to the present, have given satisfaction.

The last subject is the appointment of an inexpensive court. This is proposed to be a barrister and two surveyors. Why should the justices of the peace, who have done this work since the passing of the Act of Elizabeth in 1603, be suddenly disfranchised? I do not want to go into any questions that have arisen between the present chairman and the County Council; but, I think, after twenty years' experience of that gentleman's decisions, that everyone has recognised his great ability and peculiar aptitude for dealing with rating questions, and it would be hard to replace him. I think that if the fortune of war had carried him

on to the superior bench there would not have been so many, I will not say erroneous, but let me call them conflicting, decisions.

I think, however, it is too much to expect the Chairman of the London County Sessions to do this work. At the previous quinquennial revaluation in 1885-6, when there were only the Middlesex Sessions (that is, the work on this side of the Thames) to look after, the old Court of Assessment Sessions had to be presided over by Sir Wm. Hardman. The chairman has not only to do his own work, but has to do the bulk of the work of the county of Surrey, and it is too much to expect him to look after the assessment of London also. The amount of work that has been taken away from the old Middlesex Sessions, and is now done by the Middlesex justices, must, I think, be small in comparison with the Surrey work that has been added to the present chairman's duties. The difficulty I do see is how the County Council can appoint a permanent court to do the work when only one year out of five would see it fully employed, and I do not think the valuation of the greatest and richest city in the world should be left to a barrister to be paid by the day; but this, no doubt, could be got over.

It seems to me there are two difficulties in the working of the Act of 1869. The one is, as already pointed out, where property is not properly assessed—where it is too high or too low. The cause of this may be accident, inadvertence, or whatever it may be. I see no reason why any person should not be able to appeal at any time during the quinquennial period. The other is that the appeal against totals is a cumbrous and improper way of raising a question of principle. If the London County Council, or any person entitled to appeal, believes that the valuation list of any parish is too high or too low, or is made

upon a wrong principle, they should be entitled to appeal on that ground; not against totals or in respect of particular properties, but generally. And if they can satisfy the Court that there is a *primâ facie* case the Court might either quash the old list, or direct a new one to be made, or send the list to experts to report, or take such other steps as the Court may think just. I remember that the Recorder of Plymouth was satisfied that the assessment of that place was made upon a wrong principle. He did not go through the farce of trying the rateability of so many thousand separate properties. As soon as he had come to the conclusion that the rate was wrong, he quashed it and ordered the overseers to make a fresh valuation. If a somewhat similar power were given to the London Sessions I think the difficulties the London County Council now experience in reviewing the valuation list of any parish would disappear. The Council may be right or they may be wrong in the principle of valuation which they wish to apply. The question is whether there ought not to be a power to decide whether they are so or not, without trying out some thousands of what really are separate appeals.

Mr. F. K. Munton (Associate), in moving a vote of thanks to the author of the Paper, expressed his appreciation of the care and labour bestowed on it. It would, he thought, be extremely difficult for anyone to enter the lists with Mr. Castle, who had been, so to speak, born to the business, and possessed, besides, a wide professional experience. There were special reasons why the vote of thanks should be a hearty one. Many Papers gave an author pleasure to write, but no one could suppose that personal joy or practical pleasure could be derived from the writing of a Paper on parochial assessments, and Mr. Castle must be credited with an unalloyed desire to render service to the Institution in pro-

ducing the Paper before the Meeting. However important, the subject was a dry and troublesome one, but the fact that few questions were so little generally understood as that of rating and assessment, rendered a Paper of this character exceedingly useful, not only to surveyors, but to the public at large. He (Mr. Munton), having had some considerable experience in rating matters, was pretty nearly at one with the premisses on which the conclusions in the Paper were based, and with one or two exceptions (which were merely spots upon the sun) he agreed with the deductions drawn by the author.

Mr. W. Eve (Fellow), in seconding the vote of thanks, said Members were specially indebted to any of the legal Associates who read Papers, because in the daily practice of surveyors they constantly felt the importance of an acquaintance with the legal points affecting their clients' interests.

While admitting that nobody was better able to give a legal opinion upon the subject of rating than Mr. Castle, it was necessary that his opinion should be based on the facts; and, with regard to several of his conclusions, it would seem that he had hardly been properly briefed. The quinquennial valuation was, in his (Mr. Eve's) opinion, the happiest feature of the Act of 1869. There were numerous well-known illustrations in the country of the fact that what could be done at any time was done at no time. There were some valuation lists in existence twenty years old; these had been from time to time meddled with and muddled with, and were now perfectly unintelligible and utterly wrong. In this great Metropolis it was, therefore, in his opinion, an absolute necessity and a very wise provision that a revision should take place every five years. Any difficulty arising from clerical errors could be very easily met,

although in that respect the present Act was, no doubt, faulty.

The Paper contrasted—rather unfavourably, as he gathered—the action of the London County Council with that of the old Metropolitan Board of Works. Although not an unqualified admirer of the County Council, he considered that their action in this matter had been very useful indeed, as the powers they now possessed were, without doubt, inadequate for the proper discharge of their duties. Although the most important County Council in the kingdom, they had, at present, far less scope in dealing with this matter than any other County Council. Other Councils had the power of fixing their own county rate, whereas the London Council had no analogous power. Therefore, without approving of every detail of action of the London County Council, he held that their effort to secure greater control over the assessment of the Metropolis was a wise one. He could affirm that, at the Conference between representatives of the County Council and of the Rating Authorities, there was nothing like dictation on the part of the Council; indeed, dictation would have been impossible, because at the Conference there were about sixty parish representatives to ten Council representatives.

He disagreed with the suggestion that greater latitude should be allowed as to time for appealing and so on. If definite times were not fixed very great irregularities would arise, and no one would ever know when he had or had not an opportunity of appealing. He considered that property should be revalued at fixed periods, and, unless some substantial reason arose for alteration, the assessment should be taken "for better or for worse"; that was as fair for the one as the other.

With regard to the "fiat" proposed by the London County Council, no words of his were strong enough to

condemn it. It was centralisation in its worst possible form. He was glad to say that the Council had now agreed to drop the "fiat" clauses out of the Bill, and at the proper stage of the measure that decision would be given effect to by the alteration of the Bill.

What occurred at the Conference as to weekly properties was apparently not quite understood by Mr. CASTLE. The Conference never intended that the allowance for contingencies should have anything to do with compounding. The custom in London was that the rateable value should always be an even £, and therefore, in the illustration given in the Paper, the County Council were right in putting the figure at £13, not £14. The difference of contingencies in that case was £1 15*s.* 9*d.* First, there was the £1, then 6*s.* rates, and 1*s.* water, total £1 7*s.*; that deducted from the £1 15*s.* 9*d.* left 8*s.* 9*d.* Taking off the one-fourth of £17 would really leave £12 15*s.*, not £13 even money; therefore the owner did not get the advantage of his full one-fourth off; and, if the difference of 5*s.* were added to the £1 7*s.*, it made £1 12*s.*, leaving an error, if such it were, of 3*s.* 9*d.*, showing at any rate that £14 would be too much. In rating weekly properties, it must be borne in mind that the annual rent did not by any means represent 52 times the weekly rent; there must be an allowance, and his own opinion was that the amount allowed in the particular case put was insufficient rather than too much. True, it was held in the case of *Smith* v. *Birmingham Overseers* that 52 times the weekly rent should be taken as the basis of rating, but there the Recorder of Birmingham had found, as a fact, that the house in question could be let on a yearly tenancy at 52 times the weekly rent. Everyone knew that, as a question of fact, such a finding could not be made in regard to most house property in the Metropolis.

With regard to the question of the relation of gross

to rateable value, he would, in fairness to the County Council, read the following passage from the speech made at the Conference by the chairman, Mr. Costelloe:—"I "ought to say, in order to avoid misconception, that my "own committee is not of opinion that an addition of 10 "per cent. on ordinary residential property, followed by a "deduction from the gross so arrived at of 16⅔ per cent., "would result in a fair application of the principles of the "Act; but we are guided to some extent by a desire not to "prevent something like a reasonable arrangement or com- "promise if the Conference, as a whole, can arrive at such "an arrangement as will produce justice. At the same time "we cannot lose sight of the fact which Mr. Eve has insisted "on, that you must consider what is justice to the yearly "tenant, as well as what is a convenient compromise for the "leaseholders."

It was a gentleman from Mr. Castle's old parish of St. Mary Abbots, Kensington, who said:—"I would ask "the Conference to remember this: that the acceptance of "Mr. Eve's proposal, logical as it is under the Act, would "undoubtedly raise the rateable value of this whole metro- "polis to a very large extent. I do not think members "have grasped that fact. Take, for instance, a house "let at £50 on lease; it would now be assessed in the "books at £55-£46. According to Mr. Eve you would "take £50 as your rateable value, and you would increase "your gross to £60; so that, for all local purposes, you "put on £4 increase, and for Imperial purposes you put on "an increase of £5." The answer, of course, was that if the proposal referred to by Mr. Castle, and supported by him (Mr. Eve) at the Conference, were logical, it should be adopted.

It was suggested by Mr. Castle that the Central Assessment Committee should consist of members of the County

Council and representatives of the Assessment Committees and other Rating Authorities. The effect of that would be that the County Council would be absolutely outvoted, and would not really have anything analogous to the controlling power enjoyed by other County Councils in England.

He could not, therefore, agree to the proposal that the Assessment Committees should send representatives to the central body.

The proposition that the County Council should make by-laws for the guidance of Assessment Committees was, in his opinion, a good one. Occasionally, the appellant might be a personal friend of the overseer, and it would certainly make things pleasanter for the latter if he could point out to his friend that he was bound by rules laid down by the County Council.

A representative of the County Council should have a power similar to that of the Surveyor of Taxes. That officer always worked well with overseers and assessment committees. He had the power to make suggestions, and, if those were attended to, and he thought justice was being done, he interfered no further. It would be better that these suggestions should be made when the valuation list was being prepared than to have lengthy disputes after the work had been accomplished.

In his Paper, Mr. Castle said he considered that the present Act gave satisfaction. However that might be, he (Mr. Eve) was sure that in a great number of cases the Act failed to give justice.

One point, not alluded to in the Paper, was of great importance—the necessity of making a stand against the maximum deduction in every case. At the Conference the step in the right direction was taken of advising the authorities, when the land formed a third or more than a third of the total value of the hereditament to be rated, not

to take off the maximum amount allowed under the Act. In one case a house worth £100 a year might be built on land worth £10 a year. In another case a similar house might stand on land worth £50 a year. In each case the cost of repairing was the same, and to take off the total percentage was to arrive at a wrong conclusion. He hoped the recommendation of the Conference in favour of greater equality would be adopted.

Another excellent suggestion of the Conference was that Quarter Sessions should have the power, on appeal, to raise as well as to reduce. He could not conceive why the Quarter Sessions should not have the same power as the Assessment Committee to deal independently and fully with every case that came before it.

Mr. W. F. Dewey (Visitor) said that he approached this subject with considerable diffidence. He might be said to represent the Overseers' and Assessment Committees' side of the question—the bodies who had to some extent in their hands the practical administration of the Act. He expressed his high appreciation of the knowledge and ability displayed by the author, both in the Paper and in the able work he published some years ago, and which was recognised as a text book on the subject.

In some respects the Paper was disappointing. He had hoped that it would have been a fuller criticism, not so much of the law of rating but, of the "Valuation (Metropolis) Bill, 1893," shewing what defects the Bill had, and how they should be remedied; but it appeared to be rather a criticism of the defects of the existing Act, and a dissertation upon the law of rating weekly properties.

The Paper contained, and he thought justly, some severe criticism of the rules of procedure laid down by the County Council. It should be remembered that, whether

those rules were wrong or right, they were not by any means all embodied in the Bill. He would like to point out the two great difficulties at present in the way of Overseers and Assessment Committees in dealing with the valuation of the Metropolis. One was the difficulty of controlling in any way the rating of adjoining parishes. The power given by the Valuation Act of 1869 was really ineffective; with the exception of the case referred to in the Paper, of St. Mary Abbots, Kensington, he could recall no case in which one parish had appealed against the totals of a neighbouring parish. When the Act of 1869 was passed there was not the necessity that now existed for such a power. What he might call the consolidated rates, the central rates of the Metropolis, had increased from something like one-third in 1869 to something like three-fifths of the total rates levied in the Metropolis at the present time. There was at least one absolutely new rate, the School Board rate, and the Asylums Board rate and similar rates had greatly increased. Therefore the necessity of control being given to some independent and impartial body, which was comparatively small in 1869, was now of the very greatest importance to the Metropolis. The total amount by which the County Council sought to increase the valuation of certain parishes in the Metropolis at the last quinquennial valuation was £737,379. He very much doubted whether even that amount represented the full extent of under-assessment in the county of London. He would not say that there was any intentional injustice or fraud, but it was the fact that some parishes were assessed in the interest merely of their own ratepayers, and other parishes more honestly assessed suffered. Calculating on the figure of £737,379, it appeared that the parish of Islington alone suffered a loss of £5,000 per annum, or £25,000 during the quinquennial period, equivalent to a rate of about ¾*d.* in the £. It was not only so with Islington, but with every other parish that

assessed itself justly. This surely was a very great consideration to the ratepayers.

The weak point in the Act was that it provided no proper means of supervision during the quinquennial period. No one parish could be expected to take up the matter single-handed, and there was therefore great necessity for the control of the valuation being placed in the hands of some outside and impartial body.

Another point of equal importance, to which he had expected the Paper would have referred more fully, was the necessity for what he would venture to call summary valuation courts in connection with the quinquennial valuation. That there existed at present a very able Court, presided over by a Judge of very great ability, no one doubted; but such was its procedure, that very costly litigation resulted in no enunciation of principle which would be useful in guiding overseers or assessment committees. He might illustrate this by referring to the recent appeals of the Gas Light and Coke Company against a number of valuation lists. The appeals lasted 23 days, extending over a period of 18 months; 15 or 20 counsel were engaged, and probably a larger number of expert witnesses; and the costs of all parties had been estimated to amount to about £30,000. The expert witnesses on either side gave very widely-differing estimates of value, and in the result it might almost be imagined that the Court, in fixing the value of the Company's mains and works, took the figure half-way between the extreme on the one side and the extreme on the other. In the end, nothing but the most barren results had been the outcome of this enormous expenditure of time, trouble, and money.

In the two particulars he had instanced he believed that the Bill promoted by the County Council would prove most useful. He was in no way an apologist for the Council, nor, on the other hand, did he formally represent

the views of the assessment committee, or the overseers or the ratepayers of his parish; but, speaking from his own experience in the administration of the Act since 1869, he held that what was required in connection with the quinquennial valuation was a Court or a number of Courts of summary jurisdiction. When this Bill was first introduced he presented to his assessment committee a report from which he would ask permission to read the following extracts:—

The Bill recites what is no doubt true, and what has ever been maintained by the Assessment Committee of Islington, that the provisions of the Act of 1869 "*have been found to be inadequate for "securing uniformity in the assessment of rateable property in the "Metropolis, and for preventing the continuance of differences in the "modes and principles of valuation, wherefrom serious injustice has "resulted and still results.*"

The proposals embodied in the Bill, so far as they form important departures from the principles of the original Valuation Act, may be summarised thus:—

1. The establishment of a County Valuation Committee with power—
   (A) To its representatives or officials to attend meetings of Overseers and Assessment Committees;
   (B) By fiat to order an alteration in any valuation list;
   (C) To value all undertakings, such as railways, etc., affecting two or more districts, and to apportion the total valuation among the several districts interested.
2. The making of by-laws by the London County Council, for the guidance of Assessment Committees and Overseers.
3. The compulsory appointment by Assessment Committees of professional valuers.
4. The creation of what may be termed a summary Valuation Court, for the purpose of hearing appeals.

Considerable surprise has been expressed among the Assessment Committees and Overseers of the Metropolis at the important innovations upon the past practice of assessment proposed by this Bill, and especially at the very large powers it proposes to confer upon the London County Council, and the consequent subordination of the local Assessment Committees and bodies of Overseers. I should myself, as an official of the parish of Islington, be the first to resent the assumption of such powers by the London County Council, could I see any other way out of the difficulties which beset the just administration of the Valuation Act, but I am bound to admit, after twenty-three years' experience of the working of the Act, not only in Islington, but to some extent in other parts of the Metropolis, that, unless the pecuniary interests of those

parishes which administer the Valuation Act justly, both to their own ratepayers and to the other parishes of the Metropolis, are to be subordinate to a desire for independence, I see nothing for it but to recognise some controlling authority. This authority must have power to see that the valuation of the Metropolis is in the future conducted, not only with due regard to the right of the ratepayers, but with due regard to the rights of the parishes *inter se*, and I doubt whether anybody could be found better fitted or more capable of discharging this delicate duty, and at the same time ready to undertake its discharge, than the London County Council.

The meetings of the Conference held four years ago, and of that recently held, have equally shown that it is almost impossible to induce the representatives of the Assessment Committees and Overseers of the Metropolis to agree upon uniformity of practice in almost any particular.

They differed, even at the Conference, on such points as whether they may or may not exceed the maximum deductions from gross to arrive at rateable; whether the rent paid under lease is the equivalent of the gross or of the rateable value; and as to whether "empties" should or should not be included in the valuation list; and as to whether town halls, baths and wash-houses, and other parochial buildings, are required to be rated; and it need hardly be pointed out that if this was so at a Conference, how much more likely they would be, when preparing the valuation lists, or hearing appeals by their own ratepayers, to construe these and other points in their own favour. The temptation to do this is, it will be remembered, much greater now than when the Act was passed. The common charges then only amounted to about one-third of the total amount collected in the shape of rates, while in the current year they amount to about three-fifths. The reduction of the rateable value by even a pound upon each hereditament is a very simple matter, and one not likely to attract attention outside. It tends to satisfy the ratepayer who is appealing, but, if carried out systematically, it results in the reduction of the basis of contribution in a parish of the size of Islington by £40,000. It need hardly be added that, under the present system, it is almost as difficult for the parishes which are being injured by these and similar practices to detect them, especially during a quinquennial year, as it is easy to put them into practice; and that it is even more difficult to prove a series of minute under-valuations in the present Court of Quarter Sessions, the maxim *de minimis non curat lex* having full weight there as elsewhere.

In connection with this point, I annex particulars of the recent appeals by the London County Council against the totals in the various metropolitan parishes. The parishes affected are, naturally, strongly opposed to any interference by the London County Council. I venture to think, however, that those parishes which act justly, and have, therefore, nothing to fear but everything to gain by outside supervision, might, with advantage, support the principle of the Bill so far as the appointment of the County Valuation Committee with powers to attend the meetings of Assessment Committees, to make alterations by fiat, and to value such undertakings as railways, &c., extending through more than one parish, is concerned.

I think also that the proposal to empower the London County Council to make by-laws or rules of practice for the guidance of Assessment Committees and Overseers, is an excellent one, especially as these by-laws can only be rendered valid by the sanction of the Local Government Board; but I would suggest, as a further safeguard against the too predominant influence of the London County Council, that Overseers and Assessment Committees should have an opportunity (as the Local Sanitary Authorities had under the Public Health Act) of seeing these by-laws, and of making representations and suggestions as to them, both to the London County Council and to the Local Government Board, before they are submitted for confirmation.

As to the third point—the compulsory appointment of professional valuers by Assessment Committees, I trust the Assessment Committee and the Vestry will strongly oppose this proposal. Not only has such an appointment hitherto proved unnecessary, at all events in Islington, but it is now to be rendered more so, not only by the general powers to be given to the County Valuation Committee, but by the fact that the valuation of railways and similar undertakings is to be, if the Bill passes, placed in the hands of that body. Even were such an appointment necessary, I venture to think that the conditions attached, such as the approval of the London County Council of the person to be appointed, would not tend to recommend the proposal as contained in the Bill.

As regards the fourth point—the appointment of a Court, which I have ventured to call a Court of Summary Valuation, it is, I think, a proposal which will recommend itself to all who have had any experience of the procedure in the Court of Quarter Sessions. I need only cite the result of the Gas Light and Coke Co.'s appeal, which occupied the Court for something like twenty-five days, extending over a period of nearly two years, and cost the parties to it probably something between £25,000 and £30,000, as shewing how barren are the decisions of that Court of anything in the nature of guidance upon points of law, to evidence the desirability of superseding it by a body equally capable and more expeditious in judging matters of fact.

The details of the Bill will, no doubt, upon discussion, be capable of improvement, but, subject to this, and to the objectionable proposal as to the compulsory appointment of professional valuers by the Local Assessment Committees being withdrawn, I venture to think that the Bill is entitled to support.

He must admit that his rather sweeping report did not altogether commend itself to his assessment committee, but he had been confirmed in his opinion as to the necessity of some such proposal as that of the County Council by the decision of the Court of Appeal in the *St. George's, Hanover Square*, case. According to that decision, it seemed really doubtful whether the County Council had any power whatever of control over the parishes of the Metropolis, in respect

of the quinquennial valuation; and, if it had not, then each parish had the unchecked power to assess itself on any principle it chose. For this reason, he was disposed to go further even than Mr. Eve in supporting the Bill, and to entrust the County Council with the "fiat" powers originally sought. However, as the Bill was not now to contain those clauses, it would simply embody alterations in the law of valuation which were absolutely necessary for the proper government of the Metropolis, and, this being so, he hoped it would receive support from all interested in the reasonable and equitable rating of property.

Mr. F. Marshall, Q.C. (Associate), while admitting that the Bill, aiming as it did at rendering more uniform the rating of the Metropolis, tended to a most useful end, still thought it contained some obvious defects. Foremost among these was the endeavour of the promoters to place in the hands of a very few persons not merely the guidance of the Assessment Committees, but, as was boldly announced in the Bill, the control of these Committees throughout the Metropolis. Mr. Castle, in his Paper, had rather euphemistically called it the "guidance," but in the Bill itself the term used was "control," and the proposition was that this control should be given to a small body of ten to twenty persons, forming the County Valuation Committee, with a quorum of five, and a majority of three to rule. This was an astounding proposal, and required most careful consideration. As the Bill stood originally, with the "fiat" clauses (and it was very difficult to dissever the "fiat" portion from the rest) the work of the Assessment Committees, who knew intimately the localities in which they had to assess, might be overruled by persons who knew absolutely nothing about them. The ratepayers could not be left entirely out of view in this matter; and, when they had first of all possibly to contend against their own Assessment Committees, who

knew the district, and, secondly, against an unknown quantity in the shape of this small autocratic body who knew absolutely nothing of the property, it seemed pretty certain that the last state of the ratepayers would be worse than the first.

Coming to the details of the Bill, to consider the measure with the "fiat" clauses eliminated was very much like discussing "Hamlet" with the Prince of Denmark left out. If it was intended that the County Valuation Committee were to have power to alter the various valuation lists as they chose, that was in reality the "fiat"; if that were not intended, then the main proposal of the Bill was gone.

He considered that to give this small body the control of the Assessment Committees was going very much too far. He had found the Assessment Committees to be composed of men with intimate knowledge of property in their own neighbourhood; yet under this measure all they would be allowed to do would be to send a representative to the newly-formed committee to make suggestions, and to have no voting power whatever. A committee having such unlimited power ought to be a larger and more representative body than was proposed. One or more representatives from each of the Assessment Committees should be members, not merely to advise but to vote. This would make a real central representative body, and not a mere junta of three or more persons controlling the whole rating business of the Metropolis. It could not be gainsaid that politics was the main factor in County Council elections, and one of the fears concerning any legislative measure that the Council might promote was that the views of the Council might be tinctured at any rate with the political element. From that point of view, the proposition that every Assessment Committee must have a surveyor appointed, or practically appointed, by that very Council, was one that ought not to

be assented to by those who wished to preserve the independence of surveyors as a body.

Another point was, that the measure would encourage the system of double appeals. Mr. Dewey had argued that there should be a court of summary jurisdiction to deal with rating appeals, and there was something to be said for such a proposal. That object was already, to a certain extent, met by the Special Sessions. Rating matters, however, were generally very complex indeed, and it had been found that even with experienced men upon the Bench that system of appeals was not very successful. The proposition of this Bill was that first of all the old Assessment Committees should give their figures, then that the County Valuation Committee should give their figures, and finally that there should be an appeal in regard to the whole. Strictly speaking, it was only one appeal, but the ratepayer was under the disadvantage of having to fight two bodies of people, first those who knew his property, and then those who did not. Any measure that multiplied appeals, except where there was the gravest necessity, ought to be approached with caution.

Mr. W. C. Ryde (Associate) said the Bill was unfortunate in one respect; it should have been made a Consolidating Bill, repealing all former Acts, and embodying the whole of the practice of rating. Instead of this, five Acts—the Act of 1862, the Amending Act of 1864, the Valuation (Metropolis) Act, 1869, the Local Government Act, 1888, and the present Bill when passed—would have to be considered in determining the law.

It was proposed that the County Valuation Committee should be constituted of from ten to twenty members. The rateable value of the Metropolis was at least thirty millions; thus taking the average number of members of the Committee to be fifteen, each member would have to look after

a rateable value of two millions. That was rather a large matter for one man to undertake, even only once in five years.

The Committee were to have power to appoint not only their own members, but officers to attend before the Assessment Committees. This would put the whole of the valuation of the Metropolis in the hands of persons who would not to any large extent command the confidence of the ratepayers, for they would be the mere nominees of the Council, and would certainly not have the local knowledge possessed by the present Assessment Committees.

He considered the proposal that the County Valuation Committee should have power to make objections before the Assessment Committees, a good one. If the County Council had had that power in the cases of Marylebone, the City of London, and St. George's Union, a great many of the difficulties which had given rise to appeals in the last few years would have been avoided.

A proposal which would be generally condemned by surveyors was that the Assessment Committees were, for the future, to have power to appoint surveyors only subject to the approval of the County Council. The County Council, therefore, would have the power, if it took a dislike to a particular individual, to say that that man should never make a valuation for an Assessment Committee in the Metropolis at all. That was a tremendous power to place in the hands of a body like the London County Council, and ought to be carefully considered by professional men in the Metropolis.

As to the "fiat" clauses, which it was now stated were to be dropped, it seemed to him that to drop them would be to take out the very thing which made the Bill effective in carrying out the objects which the County Council had in view.

Referring to the quinquennial valuation, which Mr. Eve had said was the happiest feature in the Bill, it was, no doubt, a bad state of things which permitted the

existence of a valuation list thirty years old; but it was quite another thing to say that a valuation list should be made once in five years, which should be binding for five years. The County Council Bill might have provided for a revaluation once in five years, which, however, should not necessarily be binding for five years. That, at any rate, would prevent the drifting on of a valuation list for thirty years. It was most difficult to say what could be considered a "substantial" reason for alteration sufficient to call for a Supplemental List. In the case of a gas company, who had raised its price of gas by 5*d.* per thousand since the list was settled, would that be a "substantial" alteration? Suppose, in the case of a dock company, that the tonnage of ships using their docks had increased by one-half within a couple of years after the valuation; or suppose that a water company served as many houses again as they did at the time of the valuation; would either of those sets of circumstances constitute a "substantial" alteration?

Mr. Eve had pointed out that County Councils outside the Metropolis had the power absolutely uncontrolled of fixing the basis of the county rate. There was, however, a difference between that power and the power proposed originally to be given in this Bill by the "fiat" clauses. Although, outside the Metropolis, the Quarter Sessions formerly, and now the County Council, could alter the basis of the county rate, that alteration had no effect whatever on the individual assessments. The proposal of this Bill was that the "fiat" of the Council should not only alter the totals—which corresponded to the basis of the county rate—but should also deal with every individual assessment alleged to be under-assessed or omitted.

Mr. Castle, in reply, said the general opinion of the speakers had seemed to be that some Central Authority was

considered advisable; but no reason had been adduced why that should be the London County Council. The County Council was only one of several bodies having power to make their own valuation lists. The police, the Crown, and other bodies had the same power. The object of the Act of 1869 was to give the power to one body only; but why should the body chosen be the County Council any more than the School Board or the Crown or any other body having an interest in a proper valuation? His proposal (which had not been touched in the course of the discussion) was there should be a power of appealing against a valuation list on principle, with the view of having a new valuation made out by the Court or by experts. This would be infinitely preferable to giving this power to the County Council, whose proceedings, as had been pointed out, must be tainted with political bias. If the County Council had been like the old Metropolitan Board of Works, without any political bias at all, the public might have more confidence in it; but no reason had been shown why such a body should come forward in this matter, except that the County Council liked to push itself to the front in every possible way.

The proposal which found favour with Mr. Dewey, that there should be a number of tribunals in different parts of the Metropolis having separate summary jurisdiction, would, if adopted, lead to endless conflict and difficulty; in fact, it was utterly impracticable. There was already an appeal to Special Sessions, which were held in separate parts of London, but very litttle use was made of them. He had heard no argument in the course of the discussion which led him to alter the views expressed in his Paper.

The vote of thanks having been put, and carried unanimously, the Meeting then adjourned.

Paper 199.
No. 328.

TRADE CLAIMS.

By E. J. HARPER (Professional Associate).

Read at the Ordinary General Meeting of The Surveyors' Institution, *Monday, January 8th*, 1894.

DANIEL WATNEY (VICE-PRESIDENT) IN THE CHAIR.

It is a singular fact that nowhere in the Lands Clauses Consolidation Act does the word "trade" appear. All compensation claims for trade loss (except those made under Michael Angelo Taylor's Act, or by yearly tenants) arise under section 18 of the Lands Clauses Act—dealing with notices to treat—the last sentence of which runs thus:—"And every such notice shall state the particulars of the "lands so required, and that the promoters of the under-"taking are willing to treat for the purchase thereof, and as "to the compensation to be made to all parties for *the* "*damage that may be sustained by them by reason of the execu-*"*tion of the works.*" These few words in italics form the basis upon which the proper amount of compensation in respect of all trade claims has to be determined; and, as might be imagined, the broad and simple lines here laid down have not required interpretation by such a code of case-law as has been built up on this and other clauses of the Act dealing with property claims. I am aware that it is by no means an infrequent issue whether or not a claimant is entitled to trade compensation; but, this preliminary point once settled, there is no room for difference of opinion on the principle of assessing such compensation. The guide is simply the amount of damage sustained by the claimant by reason of the execution of the works.

One result of this provision places me in somewhat of a

difficulty. For, at the outset, it is evident that every claim for trade loss must be treated on its own merits. The damage sustained by the claimant is the measure of his compensation; and, owing to the infinite variety of circumstances out of which such claims arise, it is by no means easy to arrive at any general conclusions. I do not propose, therefore, to attempt the impossible task of laying down rules of practice; but will confine myself to the indication of points upon the discussion of which an hour or two of our time may not be misspent.

The right to trade compensation exists only in cases where the premises in which the trade is carried on are taken for, or physically interfered with by, the works of the promoters. Previous discussions in this room render it unnecessary to trace the legal argument. Whatever compensation may be awarded for damage to *land* injuriously affected, the decision of the House of Lords, in *Howard* v. *Metropolitan Board of Works*, effectually bars claims for trade damage where the property is not touched.

In the case of *Wheeler* (Tooley Street Improvement) an attempt was made to obain trade compensation by the trustee after the claimant had been adjudicated a bankrupt. The jury divided their verdict, the figures being, lease £160, fixtures £35, trade *nil;* and the case was carried no further. In *Nunn* (Charing Cross Road) the freeholder claimed an interest in the trade carried on by his weekly tenant, contending that in reletting he could obtain a trade premium. He did not, however, contest an adverse finding of the jury. Another interesting case was a claim made by the copyholder, a miller, for loss of his trade in flour with his lessee, a baker. The analogy to a brewer's claim will at once be perceived; but, there being no express covenant in the lease compelling the lessee to deal only with his landlord, this part of the claim was abandoned.

In the case of *Nixon* (Shaftesbury Avenue) the claimant, a railway and shipping agent in Piccadilly Circus, claimed to treat as rental value a sum of £450 per annum, the total of his salaries as agent for various railway companies. The jury rejected this view; but their verdict, so far as I can judge, included about three years' purchase of this amount as a special trade item.

Considerable difficulty is frequently experienced by promoters in arriving at a reliable estimate of the annual profits, owing to the absence or insufficiency of accounts kept by claimants. Cases in which no attempt is made to keep a complete record of transactions are, unfortunately, less rare than those where promoters are able to extract all necessary particulars from claimants' books. Usually the trading account has to be pieced together from such materials as books of takings, odd files of invoices, and so forth. It is quite exceptional to find a full statement of business outgoings in a claimant's books.

Nor are promoters alone incommoded by the want of proper book-keeping on the part of claimants. A surveyor called in after notice to treat, finding no proper books kept, will generally be inclined to advise, where possible, the keeping of complete accounts from date; for, although it is unsafe in most trades to base an estimate of profits on less than a three years' average, the results of even a few weeks' systematic book-keeping will often assist greatly in the manipulation of other data which would otherwise be of very little use. No doubt the adoption of such a course may give room for the accusation of "manufacturing" accounts for the special benefit of the jury; but the confidence generally reposed by promoters in the Members of this Institution ought to minimise such a possibility. Unhappily, claimants are not invariably represented by Members of this Institution. Failing all other

means, a trade specialist must be called in to estimate the annual profit.

In addition to ordinary business expenses, deductions should be made from the gross profits for rental value and interest on capital. The rental value allowed ought to be that of such portion of the premises as is used for trade purposes, and should include the proper proportion of repairs, insurance, rates, and taxes. Where the actual payments for these items are already entered in the accounts, it often becomes necessary to rectify them by apportionment and by adding the improved rental value, if any. I have sometimes heard objections to the deduction of interest on capital, but I hardly think they can be substantiated. A claimant's trade capital consists of the value of his fixtures, goodwill, and stock. He is paid for the first two items, and usually for the depreciation of the third; and if, then, interest on capital be included in the net profits to which a multiplier is applied, it would be paid for twice over.

Having arrived at the amount of annual net profit, we are face to face with the most difficult part of the problem, viz., the selection of the proper multiplier. Into this question enter so many important and varied considerations that I cannot hope to do justice to all of them within the limits of a Paper. The length of term, if more than five years, has little effect on the multiplier in ordinary trade claims, to which for the present our attention is confined. In the case of *Liebmann* (Shaftesbury Avenue), a tobacconist, who had a term of only two years unexpired, the verdict of the jury was probably for less than one year's profit. The fixtures were agreed at £78, the lowest evidence as to the value of the lease was £115, and the net profit was shewn to be £155 per annum; but the verdict only amounted to £350. There is another direction, however, in which the element of time should, in my opinion, affect the

question to a greater extent than is now the case. Businesses of two or three years' standing ought certainly not to be treated on the same basis as old-established trades; but hardly any distinction is made in this respect, if we may judge from the verdicts of juries. In the case of *Banks* (Deptford Bridge Improvement) it was shewn that the claimant, a pewterer and gas-fitter, had taken the premises after the date of the authorising Act, and on the day of trial had only carried on business there for about 15 months. He estimated his profits at £250 per annum net, but the Board were able to shew that they did not amount to £200. Notwithstanding, the jury's verdict was for £445—practically two years' purchase, the lease being valueless. Very similar is the case of *Prewett* (Shaftesbury Avenue), the lease to the claimant (a tailor) being granted immediately after the passing of the authorising Act. The verdict being in one sum (£3,500), it is not possible to say with accuracy how much was allocated as trade compensation; but, as the profits were estimated at about £750 per annum, and the lease and fixtures were valued by the Board's witnesses at less than £1,000, it is tolerably clear that at least two years' purchase was allowed.

In neither of these cases is it likely that any higher multiplier would have been used, had the businesses been of old standing. An umpire would hardly have given two years' purchase in either case; but, under such circumstances as these, claimants always evince a preference for the handling of the under-sheriff and his twelve good men and true. I can, however, point to one such case in which the claimant was very severely treated by his fellow-citizens—I mean *Goodman* v. *City Commissioners of Sewers* (Ludgate Hill Widening), which provoked considerable comment two years ago. The claimant, a manufacturing dentist, had been bought out of premises a little lower down on the same

side of the street, and removed to No. 1, Ludgate Hill, which he ought to have known would also be required. Witnesses for the claimant put his leasehold interest alone at over £2,000, and Sir Edward Clarke, Q.C., for the Commissioners, called no evidence; but the verdict amounted only to £1,570. The general conclusion to be drawn from these facts seems to be that juries have a tendency to take an extreme view one way or the other. The interesting question of a new tribunal for assessing compensation has recently been discussed here by abler men, and need not, therefore, be dealt with in this Paper.

The multiplier for wholesale profits must obviously be lower than for retail; indeed, wherever customers' names and addresses are known a reduced multiplier is adopted. In the case of *Berry* (Marshalsea Road), the profits were agreed, when before the under-sheriff, at £1,140 wholesale and £725 retail—total £1,865 per annum, for a large boot-making business. The verdict was undivided; but, allowing a reasonable sum for the property, it is probable that the total (£4,000) included one year on wholesale and two years on retail profits. The same may be said of the case of *Williams* (Shaftesbury Avenue—perfumery business). The Board's estimate of £588 wholesale and £236 retail profits was not disputed; and the trade item in the verdict was £2,488, of which from £1,400 to £1,500 may be allocated to loss on removal of the valuable and highly perishable stock. Two years' purchase of the retail, and one of the wholesale, profits would be £1,060, and this would just account for the balance. It is by no means unusual to allow *only half-a-year's purchase* upon wholesale profits; and, among others, I have known cases settled on that basis with tea merchants and wholesale rag and metal dealers. In another case of *Williams* (Blackwall Tunnel), trading as the Far-famed Cake Company, wholesale confectioners, a

verdict was taken by consent on *the basis of one-third* of the annual profit; but it should be added that the claimant was able to remove to more convenient premises in the locality.

When customers' addresses are known, as in the case of a baker's round, *one year's purchase* is the usual allowance; and for *casual, ready-money* trade, generally *two years' purchase.* Much also depends on the ease or difficulty with which claimants can find suitable accommodation in which to recommence business. In the case of *Clarke* (a baker) v. *London School Board,* the net profits were put at £200 per annum; and the School Board undertaking to give the claimant six months in which to remove from his premises in Sussex Road, Lambeth, the jury brought in a verdict for £305, which included lease, fixtures, and removal: so that about one year's profit was allowed for trade.

A butcher's business often presents points of special difficulty, particularly where a licensed slaughter-house is attached to the premises. Owing to the regulations of the London County Council, it is becoming increasingly difficult to find a suitable site for a new slaughter-house in any populous district. Such claims are usually settled on the two years' multiplier; but in the case of *Winkley* (Mare Street, Hackney), the profits being agreed at £1,000 per annum, the jury returned a verdict which included an item of £3,000 for loss of business. Too much importance, however, must not be attached to this result, as the claimant was a widow with eleven children, a circumstance of which her counsel, Sir Henry James, Q.C., took full advantage in his address to the jury. On the other hand, the jury in the case of another butcher (*Smith* v. *London and Blackwall Railway Company*), where the profits were put at £567 per annum, gave a verdict for £1,060. The value of the lease was agreed at £90, and at least £100 must be allowed for fixtures and removal: so that the trade multiplier was

probably 1½ years. Less than this was allowed to a pork-butcher and sausage-maker at Stratford (*Volland* v. *West Ham Corporation*), whose profits were estimated at £1,200 per annum. The fixtures were agreed at £250, and £1,200 was given by the jury for trade disturbance, there being suitable premises to be had in the neighbourhood.

But removal to premises in the same locality does not always reduce the multiplier, as the South Eastern Railway Company discovered not long ago. The Company took possession, under Section 85, of premises occupied by Mr. Evitt, a tinplate and metal worker, in King's Head Yard, Tooley Street, in order to widen London Bridge Station. Mr. Evitt removed to Morgan's Lane, close by; but he was able to satisfy the jury that his business had suffered largely in consequence, and their verdict included about two years' purchase of his profits prior to removal. An Essex jury did better still for Mr. Gardner, who kept a toy and fancy shop in High Street, Stratford, taken by the West Ham Corporation for their street widening. The profit was £430 per annum, and one of the claimant's own witnesses put the damage fairly at two years' purchase; but, in face of this, the verdict on the trade claim was £1,000 (two and a-third years' purchase).

Builders, contractors, and timber merchants are dealt with on a low scale. Sometimes no multiplier whatever is used, only a lump sum being allowed for disturbance. The highest verdict I know in this connection was in the case of *Baker* (Kentish Town Road Improvement), a timber merchant, to whom the jury allowed £300, after his admission that his net annual profits were £200. For a flour mill at Catford, a jury recently compelled the Shortlands and Nunhead Railway Company to pay three years' purchase. Lodging-house keepers do not fare so well, if we may judge from the case of *E. Williams* (Marshalsea Road). Here the

profits were £147 per annum. Mr. Robert Vigers, for the Metropolitan Board of Works, gave the following evidence:—

Value of premises (freehold) . .	£880
Loss of trade (one and a-third year) .	200
Fixtures and removal . . .	38
Total . .	£1,118

The jury gave a verdict for £1,188 in one sum, practically adopting Mr. Vigers' figures. In a coal-dealer's claim (*Tompkins & Passmore*—Shaftesbury Avenue), only one year's profit was allowed by the jury.

It will be noticed that all the cases I have hitherto quoted are jury cases; and, indeed, that tribunal is the one selected in the majority of contested trade claims. I have now to submit to you four cases decided by professional gentlemen sitting as umpires. A comparison of these results with some of the verdicts previously mentioned will be of interest to those who advocate the abolition of the jury as a compensation tribunal.

The first case is that of an oil and colour-man (*Gillett*—Tooley Street Improvement), to whom the late Mr. George Pownall awarded £650. The profits were £225 per annum.

Two years' purchase . . .	£450
Fixtures agreed at . . .	110
Lease may be fairly put at . .	90
	£650

The late Sir Henry Arthur Hunt was umpire in the three remaining cases. *Faithfull* (Marshalsea Road Improvement) was a large ironmonger in Blackman Street, whose net profits were agreed at £1,014 per annum. My suggested analysis of the award is:—

A year and a half's profit, say .	£1,520
Removal of stock valued at £3,000, say 20 per cent.	600
Estimated value of lease . .	580
Fixtures	200
Amount of award . .	£2,900

Hood, fancy box and toy maker (Upper Street Improvement), made a net profit of £215 per annum. The lease and fixtures were valued for the Board at £650. The umpire's award of £870 obviously gives only one year's purchase of profits.

In *Hurlock* (Walworth Road Improvement) the net annual profits of a bootmaker's business were estimated at £1,262 by the claimant, and £740 by the advisers of the Metropolitan Board of Works. The other figures would be, roughly:—

Fixtures agreed at	£85
Lease	478
Loss on removal of stock . .	420
One year's net profit, say . .	900
Amount of award . .	£1,883

Sir Henry's judgment in giving only one year's profit in this case was fully justified by the event. The claimant rented adjacent premises for a short time; but as soon as the Board's surplus land was built on he leased a large business establishment on the very spot from which he had been displaced.

As might be expected, I have not come across any litigated cases in our own or the legal profession; but settlements have been effected in both at from one-third to one-half of the annual net profits. I should think it improbabl

that eminent firms, if interfered with, would obtain as much as a third. In the medical profession it is difficult to obtain a reliable guide. For what is known as a death vacancy it is usual for doctors to pay two-thirds of the *gross* profits; but in the case of *Halls* (Tooley Street Improvement) the jury gave about one and a-third years' purchase of a surgeon's gross profits, which were put at £2,000. The verdict was £3,648, of which about £900 represented the value of the lease. In *Wightwick* v. *London School Board* a Bermondsey practitioner got £1,024 from a jury, the odd £24 being the agreed price for fixtures. The average gross profits were £983 per annum, and the claimant paid £930 for the practice four years previously.

After the most careful examination I have been able to make of the foregoing and many other cases, it is just as difficult to suggest an average multiplier as at the outset of the inquiry; and I am more than ever convinced that nothing but the mature judgment of long experience can be relied on as a guide.

Some difficult cases arose under Michael Angelo Taylor's Act from the taking of forecourts used for trade purposes, for the widening of Walworth Road. It was, of course, impossible to assign any particular proportion of the profits to the trade advantages of the forecourt; but the jury in two cases (a grocer and a fishmonger) cut the Gordian knot by giving £150 apiece; of which, I suppose, about £50 would be due to depreciation of rental value. In certain trades and localities, however, it is quite conceivable that the conversion of a private forecourt into public footway may improve, rather than injure, the tradesman's position.

The questions involved in what are known as "reinstatement cases" are both attractive and intricate, and demand more detailed treatment than the limits of this Paper will allow. The reinstatement argument is a two-

edged weapon, and may be more effective in the hands of claimants or promoters, according to circumstances; for the cost of providing a claimant with suitable premises may conceivably exceed the amount of his trade compensation. On the other hand, the offer of reinstatement, where it can be made, is a very effectual answer to bogus, or "manufactured," claims. And, while mentioning this question, I take the opportunity of saying—and I know that I only utter the sentiments of every gentleman in this room—that it is our duty, as well as our interest, as surveyors, to discountenance claims of this character in every shape and form.

But to return to reinstatement. There is a danger, on both sides, of carrying this kind of argument to too great an extreme. In the case of *Boot* (Tooley Street Improvement), the claimant, a printer carrying on business at Dockhead, removed to new premises in the Old Bailey, with one-third more space, and, of course, an infinitely more valuable position. His claim as put before the jury was for:—

Extra rent capitalised . . .	£1,492
Plant and machinery . . .	2,675
Local trade—3 years' purchase .	1,470
Removal of type	355
Altering stereotypes, and other expenses connected with removal .	616
Total	£6,608

For the Board the value of the Dockhead lease was put at £400, the total net profits at £797 per annum, and the late Mr. Cassell valued the plant at £1,347. The verdict was for £5,210, so that the jury, to a very large extent, adopted the case put forward on behalf of the claimant; though, had they proceeded on the basis of total annihilation of the trade, they must have awarded a smaller

sum. Against this case must be set the many instances in which promoters have saved the payment of trade compensation by judicious negotiations on a reinstatement basis. Of these I am unable to give details, as they do not come into court. On the whole, I think we must come to the conclusion that, whatever it may be before a jury, a reinstatement case in the hands of a professional arbitrator affords the best possible opportunity of doing even justice between the parties. A surveyor is the best judge of the merits of such cases, and the principle laid down at the outset, that every claim must be treated on its own merits, applies with especial force to cases of reinstatement.

It will be noticed that under Section 121 of the Act yearly tenants can only claim compensation if required to give up possession before the expiration of their term. As a rule they get about a half-year's purchase of their net profits, sometimes less, but rarely more. Such cases are seldom taken to a magistrate, and hardly ever reported. Since the above was first written, however, the case of *Lee Brothers* v. *South Eastern Railway* has appeared as the exception which proves the rule. The claimants, who were tenants under the Borough Market Trustees, and carried on business in the market as potato salesmen, obtained an award of £95 from Mr. MARSHAM at the Southwark Police Court in respect of the erection of a brick pier by the Railway Company on a part of their standing in the market. The main issue appears to have been the precise nature of the claimants' tenancy, which was said to be a weekly one. The magistrate's decision shews, however, that he attached weight to the contention that tenants in the Borough Market are never disturbed.

To complete this part of the subject I need do no more than mention the question of trade fixtures (which have to be purchased by promoters at their value as between

ordinary buyer and seller) and expenses of removal. The question of loss on forced sale or removal of stock and trade utensils often necessitates consulting a trade specialist; and in some cases—notably that of a wine merchant—this may even be the heaviest item of claim.

A point frequently overlooked in the consideration of this subject is the contrast between compensation for compulsory expropriation and the purchase-money for goodwill which passes between willing buyer and willing seller. A superficial view may regard this as a distinction without a difference; but on closer examination a sharp line of demarcation will be found. When a business changes hands in the ordinary way it is customary to stipulate that the seller will not carry on a similar business within certain limits of time or distance, or both. No such stipulation binds the vendor in a compensation case; and the consequence is that we sometimes see (as in the case of *Hurlock* before referred to) claimants presenting to the tribunal a case of total annihilation of business, and then proceeding, immediately after the verdict is given (if not, secretly, before) to take premises in the immediate locality, previously declined as unsuitable when suggested to them by the promoters. I am afraid that little weight is attached to considerations of this nature by the average juryman; but they must be borne in mind by all desirous of obtaining a thorough grasp of the subject.

In this connection it is interesting to remark the comparatively high multipliers applied to the profits of the publican. This would seem to be largely due to the fact that the publican labours under a disability that affects no other tradesman. He cannot cross the road, or take premises a few doors off; but he must either buy out another publican, or engage in the doubtful and costly enterprise of applying for a new license. This being so, his case almost

invariably becomes one of complete annihilation of trade: and in this fact is to be found one reason for the number of years' purchase exceeding the average.

Questions of trade and property are nowhere more closely interwoven than in connection with licensed premises; and perhaps no branch of the subject of trade claims is more extensive and interesting, or more likely to give rise to differences of opinion. And for that reason I have felt precluded from dealing with it in this Paper. Although many public-house cases have, in one form or another, passed through my hands, I am not at all prepared to speak with anything approaching to authority on many of the points involved. And it appears to me that the subject is of such importance that an entire Paper and a full evening's discussion would be required to do it justice.

I may perhaps be permitted to refer briefly to the effect upon trade claims of the series of Acts initiated by Lord Cross, and dating from 1875, known as the Artizans' Dwellings Acts, and now practically re-enacted, with additions and amendments, in the Housing of the Working Classes Act, 1890. Most of us are aware that in none of these Acts is there any specific provision upon which claims for trade damage can be based. The late Sir Henry Arthur Hunt, who was appointed Standing Arbitrator in the first scheme promoted by the Metropolitan Board of Works under the Act of 1875, was in doubt as to the proper course to be adopted on this point. Before making his award he took the opinion of counsel, which was adverse to the admission of trade claims. Having regard, however, to the manifest injustice which would result from acting on that opinion, he ultimately decided to allow trade compensation on a limited scale, leaving to the Board the option of appealing to the High Court upon the point. Neither the Metropolitan Board nor their successors

have hitherto felt justified in taking such a step; and the consequence is that the practice initiated by Sir Henry Hunt has been followed up to the present time with very satisfactory results. The trade compensation usually paid may be put down roughly at about one-half of the sum to which claimants would be entitled under the Lands Clauses Act. This plan appears to follow the spirit, if not the letter, of the Housing of the Working Classes Act, which prescribes market value as the criterion of compensation in place of the actual damage to the individual which is the basis of the Lands Clauses Act system. Under the Housing of the Working Classes Act, it is not the practice to purchase trade fixtures, but only to allow a sum to cover the cost of their removal and refixing elsewhere.

In the case of the Boundary Street Scheme—the first under the new Act—the recently published Award of our Past-President (Mr. R. C. Driver) contains only one case in which trade compensation was claimed. The amount of the award appears to have been limited, however, to the value of the property; and the reason for this may best be inferred from the fact that the claimant was subsequently convicted of perjury in connection with this case.

Failing any other decision under the Housing Act, it may still be interesting to refer to some of the awards in trade cases under the Artizans' Dwellings Acts. Owing to the nature of the Acts, which provided for the acquisition of insanitary areas, trade claims arose less frequently than in the ordinary course under the Lands Clauses Act. It will be remembered that the Home Secretary for the time being, with whom rests the appointment of the Standing Arbitrator, has chosen barristers in some instances. The appointments in London, however, have, with only five exceptions, been made from the membership of this Institution; and without doubt the lines of practice laid down under these Acts were

mainly the work of one man—the late Sir Henry Hunt. His decisions were accepted with the utmost confidence; and, if he erred at all, it was on the side of mercy. He, at least, had no fixed rule, as may be gathered from the cases I am about to quote. A printer (*Leno*—Great Wild Street Scheme), whose profits were estimated at £220 per annum, received an award of £450, of which at least £200 may be set down for the lease and miscellaneous items, his unexpired term being nine years. A barber with four years to run (*Hinchcliffe*—Great Wild Street Scheme) also obtained one year's profits, the award of £400 including at least £200 for the leasehold interest, fixtures, and removal. A furniture dealer (*Hunt*—Old Pye Street Scheme) was awarded £420 for an unexpired term of 14 years: about £200 would be for lease and removal, and the balance approximates to one year's profits. There was an unusual case (*Ellis*) in the Whitecross Street Award, where a local solicitor claimed two years' purchase of profits estimated by him at £660 per annum. Sir Henry awarded £450, of which about £150 may be taken as the value of the lease plus cost of removal. Again, in *Mc Callum* (Bedfordbury Scheme) £900 was awarded for a 17 years' term in a coffee-house in Chandos Street. Lease, fixtures, and removal will account for £500, and one year's trade profit represents the remainder. In all these cases the circumstances were of the usual character, except for the shortness of the unexpired term in the case of *Hinchcliffe*; but here, to offset this, there was an undoubted difficulty in finding suitable premises in the neighbourhood.

Where, however, owing to the peculiarities of the case, claimants could fairly plead annihilation of trade, Sir Henry seems to have given compensation on a slightly more liberal scale. In *Macdonald* (Whitecross Street Scheme), a blacksmith, having 15 years unexpired of his

lease, which, with expenses incident to removal, may be put at £700, received in all £1,500; profits being reckoned at about £500 per annum. In the same area, *Thomas*, a grocer with an eight years' term, and whose profits would be about £200 a year, got £950; and of this nearly £600 must be ascribed to leasehold interest and cost of removal. Two bakers in Whitecross Street (*Gold* and *Howes*) were awarded something approaching two years' purchase. In the former case the award was £850, of which the trade item might be put at £500; the annual profits approaching £300. In the latter, the lease and other items may be taken at £300, the profits close to £350 per annum, and the total sum awarded was £900. In this scheme, however, the small tradesmen, owing to the crowded population, intensified by the Vestry's then recent clearances in Golden Lane, could have but a very slight chance of resuming business in the locality.

In the case of *Kelly* (Great Wild Street), a lodging-house keeper, it is probable that the leasehold interest was merged in the profits of the lodging-house, which amounted to £250 per annum. Sir HENRY awarded £500 for all items of claim, which looks very much like two years' purchase; but, if the leasehold interest, &c., be separated, the trade multiplier would be about one and a third. With this may be compared a decision of Mr. RODWELL in the case of *Willis*, a lodging-house keeper in Mint Street (St. George-the-Martyr Scheme). Here there was a small general shop worked in connection with the lodging-house, the total net profits ranging from £500 to £600. The term was for 21 years, but the lease was dated after the advertisement of the scheme, and the rent reserved was very high; in fact, no claim on such a basis could be substantiated under the present Act. The award was for £600 to cover everything.

The late Mr. B. B. Hunter-Rodwell, Q.C., was appointed to act as Standing Arbitrator under five London schemes; and his decisions were more open to criticism, although I should hesitate to say there ever resulted a miscarriage of rough justice. Perhaps the most severe of his awards was made in the case of *Van Praagh*, who kept a loan-office in Middlesex Street (better known as Petticoat Lane). There was no market value in the lease, which had only three years to run; but the net profits worked out to £418 per annum. Mr. Rodwell's figure was £150, which I should analyse as representing £100 as a round sum for trade and £50 for fixtures and expenses of removal. It may be doubted, however, whether, in such a neighbourhood, the removal of a loan business would involve much loss of custom. Two doors off, an eating-house keeper, with only one year left of his lease, got £110, his profits being estimated at £150; and after allowing for fixtures and removal, something like a third of this (£50) may be taken as the trade part of the award. Messrs. *Shaw & Sons*, lessees for nineteen years of a large seed warehouse in Commercial Street, containing a stock valued at £10,000, were only awarded £1,950 in all, of which £1,400 or £1,500 represented the lease and miscellaneous items.

Another one-year case is that of *Harris*, a baker in Middlesex Street, with 10 years to run, whose profits were agreed at £1,000 per annum. Award £1,500, the odd £500 being leasehold interest, &c. A fried-fish dealer (*Hart*) with annual profits amounting to £400, and an unexpired term of seventeeen years, was awarded only £440, of which £140 would probably be for lease and removal. *Solomons*, a hatter, also of Middlesex Street, seems likewise to have received only ¾ths of his net annual profits. *Boas*, a pastrycook, may be found in the same category: but his term was for two years only.

On the other hand, *Abrahams* (Middlesex Street), a grocer, with only five years' lease and making an annual profit of £573, obtained an award for £976, of which about £200 is attributable to leasehold interest and expenses connected with removal. In the case of *Joseph*, a woollen draper in the Whitechapel High Street, with only four years to run, Mr Rodwell appears to have attached undue weight to a position in the main thoroughfare. The profits were agreed at £3,000, and the award was for £4,600, of which £500 represents property-value: so that the trade multiplier would be 1¼. The Board, however, gave notice of appeal to a jury; and thereupon the claimant accepted £3,600 in preference to contesting the matter further. This brings down the multiplier to one year.

In the Hughes Fields, Deptford, Scheme, Mr. John Clutton occupying the arbitrator's chair, there were no trade claims of any importance contested. Mr. Driver, the arbitrator in most of the later schemes, has, however, made several awards in trade cases; and one or two of these it will be interesting to compare with the awards in earlier cases. An oilman in Robinhood Lane (*Walker*—Wells Street, Poplar, Scheme), with a term of 23 years, and making profits approaching £300 per annum, received from Mr. Driver an award of £525, of which about £375 would stand for trade compensation In the case of *Bourne* (Trafalgar Road, Greenwich), a carter and marine-store dealer, the profits were put at £400; but estimated at £250 only by the Board's accountant. The sum awarded was £1,980; but the claim included some freehold property, and this, with fixtures, &c., may account for about £1,500. Taking the profits at the mean figure of £325 would lead us to a trade multiplier of 1½.

The last case I shall quote is that of *Wheeler* (Wells Street, Poplar), a cowkeeper and dairyman, who claimed

£5,000 for trade alone, estimating his profits at £1,600 per annum. The Board's witnesses pointed out very suitable premises to which the business could be removed, only 50 yards away; and in the result £1,100 was awarded by Mr. Driver, of which the leasehold interest will account for about £500. Dissatisfied with this, the claimant appealed to a jury, whose verdict was a complete confirmation of the Arbitrator's judgment, being for the exact amount of his award.

As with the Lands Clauses Act, so with the Artizans' Dwellings and Housing Acts. *No hard-and-fast rule can be laid down;* but judgment and experience must decide on the merits of each case. It is, however, abundantly clear that the scale of trade compensation hitherto adopted under the latter Acts is very much lower than under the former.

I am fully aware of the failure of this Paper to cover the ground occupied by the subject, notwithstanding the fact that I have studied, during its preparation, several hundreds of cases. But, as it is offered only as a humble contribution to the discussion of the question, I feel that I may rely on the indulgence invariably accorded to one who appears before you as the author of a Paper for the first time.

Mr. C. K. Bedells (Fellow) said it was a great pleasure to him to propose a hearty vote of thanks to Mr. Harper for his very instructive and useful Paper. The author had exceptional facilities for collecting the materials which made such a Paper valuable for reference, and had laid the results of a large experience before the Meeting in a way which would render his contribution to the "Transactions" of great service to the Members of the Institution. He felt, however, that such a Paper could hardly be adequately discussed without a careful perusal of all its details, and he would therefore move the postponement of the discussion until the next Meeting.

Mr. E. J. Castle, Q.C. (Associate), said he had much pleasure in seconding the vote of thanks to Mr. Harper. It was always gratifying to the members of the legal profession to have the details of surveyors' practice explained in such a lucid and comprehensive Paper as this.

There was, however, one point which he wished to refer to, without any desire to raise a discussion on the present occasion. The author had laid it down that, as a matter of course, the interest on a claimant's trade capital must be deducted before the question of what amount he should be allowed for his trade claim was considered. This was not to him (Mr. Castle) a self-evident proposition. It seemed to him that what a claimant was paid for was the interference with his trade. It was true that his capital was handed back to him, but until he got his business in working order again that capital must lie idle, as his experience and his power of carrying on his trade also did during that time. He would, therefore, be glad if Mr. Harper would give his reason for considering it such a clear and self-evident proposition that the interest on the claimant's trade capital should be deducted before the multiplier was arrived at.

The Chairman said he quite agreed with the proposer of the vote of thanks that a Paper of such a character required very careful study on the part of the Members before it could be adequately discussed, and he had no doubt that, although Mr. Harper had so well studied the subject, and with such exceptional opportunities of ascertaining all the facts, there were other Members of the Institution who could cite cases within their experience which would throw still more light on the question.

The vote of thanks having been put, and carried unanimously, the Meeting then adjourned.

No. 329.

AT

THE ORDINARY GENERAL MEETING

Held on Monday, January 22nd, 1894.

DANIEL WATNEY (VICE-PRESIDENT) IN THE CHAIR.

The discussion on the Paper read at the last Meeting by E. J. HARPER (Professional Associate), entitled "Trade "Claims," was resumed by

Mr. G. M. FREEMAN (Associate), who said it was obviously impossible, in discussing so comprehensive a Paper as this, to go seriatim through the numerous cases cited, or to deal with more than a few of the various points raised. The great value of the Paper depended on the large amount of detail which it contained, and which was, of course, beyond criticism; and he, therefore, rose to offer a few observations upon some points in the Paper, rather as a matter of supplement than of argument.

He observed that, on page 98, the author of the Paper said: "The right to trade compensation exists only in "cases where the premises in which the trade is carried on "are taken for, or physically interfered with by, the works of "the promoters." As a rule, it was, no doubt, generally recognised that trade compensation was only obtained where land was actually taken from the claimant; although he had a suspicion that trade compensation, in the case referred to (*Rickett* v. *Metropolitan Railway*) might have been claimed, and obtained, had the claim been differently drawn. This point was further emphasised in the case of *The Queen* v. *The City Docks*, where, the neighbourhood having been

destroyed, the whole of the claimant's trade disappeared, and yet he was told that he was not entitled to compensation because he was not physically interfered with. But there had been cases lately, culminating in a case quoted in the Paper, (and quoted, if the author would allow him to say so, in rather an opposite sense to what he should have expected,) namely, *Howard* v. *The Metropolitan Board of Works*, commonly known as the "Eight Bells" case, which seemed to show that there was a large class of property where, practically, the whole of the damage was given for trade compensation. It was the case of a public-house, no part of which was taken at all, neither was it physically interfered with, but the road in the front of it was diverted. The claim, put before the arbitrator and supported by the court, was that this was a public-house in a leading thoroughfare, to which a great deal of business came from the number of persons who passed. It had now been put in a side street with, comparatively, no traffic at all, and it was alleged that there was an immense diminution of custom to these premises; and that anyone buying them would do so on the basis of the amount of trade only, and would give, perhaps, a quarter of a year's purchase, whereas they would, before the alteration, have fetched, possibly, eight years' purchase. Therefore, the measure of the amount which the promoters, or the public, as rate-payers, had to pay was the damage done to the trade. It was given under the name of damage to property, but it was really compensation for loss of trade.

There was another point dealt with on page 99 of the Paper, where the author spoke of the difficulty experienced in settling cases of Trade claims where proper books and accounts had not been kept. This was rather a practical point than a legal one, but he was bound to say he had known a very large number of cases in which he thought

claimants had gained by not having elaborate accounts kept, and he was not sure that a prudent adviser of a claimant would not counsel him on no account to keep books. He thought there was nothing so dangerous as for a claimant to keep books with a view to a particular inquiry to be held, for he probably did not believe the books himself, a jury would not believe them, nor would the surveyors. The only person who would believe them was the claimant's counsel, and his opinion did not, of course, carry much weight. A man who did not keep books, but could go into Court and say "I have brought up seven children on the profits of my trade, and must therefore have done a good business" had a most telling argument in favour of a trade claim. In the particular case alluded to in the Paper, in which counsel paraded a widow and eleven children before the jury, an enormous amount was given, whereas if only books had been producible it would not have been, he thought, anything like so much. So he did not think that from a claimant's point of view the keeping of books was altogether an advantage.

Then, again, the author said that "The general conclusion "to be drawn from this fact seems to be that juries have "a tendency to take an extreme view one way or the other." He noticed that the instances given in the Paper in which the jury took an unfavourable view of the claimant's case were few, and that those where they took a large multiplier for the claimant were exceedingly numerous, which led one to the conclusion—which he thought was shared by all experienced in these claims—that if one had to bring a trade claim it was advisable, if possible, to come before a jury; but this as a rule was settled by the claimant.

On page 103 it was stated, "Much also depends on the "ease or difficulty with which claimants can find suitable "accommodation in which to recommence business," and he

thought that in all these cases of trade compensation this was the real question to be dealt with.

He did not agree with the author that it was so material whether a business was an old established or a newly established one. It seemed to him that the only point which arose was this: if it was a newly established business it was grossly unfair to take the average of the years it had been established. If it had been established 2 or 3 years it was unfair to take those 2 or 3 years as the average. If it were a rising business it was only fair to take the last year, or year and a half; and if a man proved he was doing a good business, he did not see why he should have less because he had happened recently to come into that particular neighbourhood. He may have had great difficulties to meet when he first came, and if he succeeded in overcoming those difficulties and making a good profit, it was a clear argument that he was entitled, if anything, to more compensation than a man would be who had been there a long time, and had failed to make anything like a good profit. But it seemed to him the real thing to look at was: can this man, having this business, transfer it to some other place, where he can carry it on without loss? Here one got into one of the most difficult questions to deal with in trade cases.

As a rule, it might be laid down that it was a fatal mistake for the promoters to suggest the opportunity for re-instatement as a measure of the damages. They could hardly ever find a suitable place. The ingenuity which a claimant often showed in criticising suggested premises was perfectly appalling, and there was also sometimes the comfort of finding that a fortnight after he was in those very premises. This might be a melancholy satisfaction, but it came too late. But in ordinary cases the reinstatement case was, for the claimant himself, one of the most satis-

factory that could be put forward. It was, indeed, the only measure of damage that could be put before a jury in some particular cases. Unless, therefore, the promoters could satisfy themselves that there was a place where the claimant could, without doubt, carry on his business without serious loss, it was unwise to put such a case forward, and it was far wiser to trust to juries to give a large sum on the assumption that the business would be seriously interfered with or destroyed.

The case of *Boot* was a well known one some two years ago. Boot was carrying on the business of a printer. He had a large amount of machinery; he had the whole supervision, and he was dispossessed. It was extremely difficult to reinstate that printing business in another place, and, therefore, although in that particular case the man found premises the area of which was nearly double that of those from which he was evicted, and he had the advantage of machinery enormously better than that from which he was taken, he had to satisfy the jury that it was the only place where he could really make such a business, and put up his machinery without objection from his neighbours. It seemed to him that such a reinstatement stood on a different footing from an ordinary reinstatement where a man was carrying on an ordinary business.

In dealing with the question of the number of years' purchase usually given for a business, he observed that the author had alluded mostly to ordinary cases, where there was a retail or wholesale business to be compensated for. As he said, a wholesale business got, of course, a less number of years' purchase than a retail one, because the wholesale trader could inform his customers where he was going; but he hoped that in his reply the author would deal a little more with cases that went beyond both those classes

—where considerably more years' purchase was given for property than in ordinary wholesale or retail trades such as those mentioned in the Paper. For instance, the author lightly touched on the question of public-houses. One would, of course, laugh at the suggestion of three years' purchase being given for the licence of a public-house. Then what was the real difference in the number of years' purchase to be allowed for a tied public-house as compared with a free one? Surveyors of great eminence had given evidence in the box that the difference between the two was something like 50 per cent., and other surveyors of equal eminence said there was little difference between them. This rather confused the lay mind, and he hoped there were Members present who could throw a little light on what seemed to be at first sight an anomaly.

Another question of a difficult description arose in the case of such property as a ferry. There was a strong trade element, and the compensation in the instances put forward varied, he thought, from 5 to 15 or 20 years' purchase. Then, beyond the ferry, the still more substantial question came in of the case of a bridge. There, of course, all the elements of property came in; but anyone having shares in a bridge knew well that its profits depended on the question of management, which was a trade question, and when the whole question of bridges was thrashed out some years ago, when the London bridges were bought, the enormous difference that existed was shown to be due entirely to the management that those bridges were subjected to. Then lately (he must not say much about the case because it was still in litigation) the question was raised on what basis the profits of a tramway company were to be decided. A case which had often occurred to him as one of considerable interest, though he believed it was somewhat heretical to suggest it, was that of a person who took a

property in a poor district, on lease, and let it out. He lived in the place and collected the rents, and sometimes had to go through acts of great physical violence to collect those rents. Now, was that property? He believed it had been argued successfully that such a business was really a trade, and that what ought to be done was to take the profit made out of the premises as trade profits, and not property profits in the ordinary sense of the word. There was not then time to argue these questions at any length, but he merely pointed them out in passing.

Then he observed that section 121 of the Act, relating to yearly tenancies, was referred to, where the author said, "As a rule they get about half a year's purchase of their "net profits—sometimes less, but rarely more. Such cases "are seldom taken to a magistrate." He was afraid the magistrates would not quite agree with the last statement, for at the end of a long day's work they were often called on to hear these cases. He could say, from experience, that he had often been successful in getting more than half a year's purchase for a tenant so evicted. He thought, as the author said, no rule could be laid down. If the claimant had been there a long time the magistrate took that fact into consideration, and gave him a great deal more than half a year's purchase.

Then, in dealing with the question of the expenses of removal, the author said, "The question of loss on forced "sale, or removal of stock and trade utensils, often neces- "sitates consulting a trade specialist, and, in some cases, "notably that of a wine merchant, this may even be the "heaviest item of claim." This reminded him of a case in which the late Sir Henry Hunt was called upon to estimate the profits of a wine merchant, who solemnly avowed that the whole of his port would be almost destroyed by removal or forced sale. "Supposing," said Sir Henry, "that I ordered a

dozen of your port, what would you do?" The wine merchant said, "Send it home." "But," replied Sir HENRY, "What becomes of the port if it is ruined in transport?" And the only way he could deal with the man was to threaten to go down and taste it on the spot to see what its then condition was.

A question which was raised within the last year, and was, therefore, of some interest for discussion, was how or where reversionary interests were to be dealt with, as a trade element of value. It arose in the case of a public-house of which the landlord would, after 26 years, be entitled to reversionary interest on the premium. In the meantime, of course, a great many things might happen—the tenant might have left, the character of the neighbourhood might change, or the licensing laws might be altered. An interesting discussion arose before the arbitrator as to how far that was a trade element, and on what number of years' purchase that should be valued. He believed an intermediate position was taken, somewhere between an ordinary trade value and property value, by the arbitrator on that occasion.

Then Mr. HARPER dealt with the question of whether any trade profits could be assessed under the Housing of the Working Classes Act and the Artizans' Dwellings Act. He (Mr. FREEMAN) was bound to say that he never found anything in those Acts which authorised claims being made on trade profits. The words in the Lands Clauses Act were very few, but it was over and over again repeated in those Acts that what was to be valued as land was the interest on the land taken, and if it had not been for the fear of occasioning injustice to some of those tenants, a very different construction would have been put on the Act. Arbitrators appeared to have cut the knot by giving so small a trade compensation that it was not worth anybody's while to appea

The author, in referring to a case under this Act, said—"The "amount of the award appears to have been limited, "however, to the value of the property, and the reason for "this may best be inferred from the fact that the claimant "was subsequently convicted of perjury in connection with "this case." He (Mr. FREEMAN), having been interested in the claimant's case, thought this rather an overstatement, and he believed that if the author would look a little more closely at the report of the case he would see his way to modifying it. As had been said by the author, each one of these cases must be judged upon its own merits.

The last observation he would make was on the deduction from the profits to be made in the case of trade claims, When the gross profits were arrived at, two questions naturally arose—was the claimant to have a deduction made for interest on capital, and (in certain cases) were wages to be included? It was laid down by the author, as a question beyond all shadow of doubt, that the interest on capital must be deducted. This was challenged by his friend. Mr. CASTLE, and he, himself, did not think it a proposition capable of such absolute proof. It seemed to him that all must depend on the circumstances of the case. Until the man was reinstated in business, and could employ his capital under similar conditions, he got no interest on it, and, under these circumstances, it seemed an injustice to take off the whole interest on capital. On the other hand, when he could transfer his business, and there was no break in the use of his capital, it seemed a legitimate deduction to make, for without that capital he could not make those profits. Then there was the still more difficult question in the case of a man and wife working the business, say, of a public-house. Were wages to be deducted in that case, on the ground that if they were not employed in that business they would be earning wages elsewhere? And, again, was

allowance to be made for expenses of keep? It seemed an unfair thing to make this deduction, for the reason that a man settled in one particular business was probably prevented, as was his wife, from earning anything in any other business; but he knew it was asserted by Surveyors of considerable experience that it was their rule, invariably, to make this deduction. It seemed to him a question worthy of discussion by men acquainted with these matters.

Mr. A. R. Stenning (Fellow) said he could only supplement the Paper by a few instances which had come before him in his own experience, and express his opinion that the writer had dealt with many points of everyday practice in such a way as to render his Paper of great service to Members for reference.

He (Mr. Stenning) had to deal, in a suburban district, with the case of a market-gardener who claimed an interest in lands held on lease for a term (of about 14 years to run), at a rent of £200 a year. A Railway took about one acre on which rhubarb, cabbages, &c., had been planted. The Railway did not take the whole of those crops, but only a portion; and there was a certain amount of severance. The claim made was under three heads, namely, crops of rhubarb and other crops, manure, and tillages; leasehold trade profit, and damage or loss by severance, and amounted to £244 10*s*. The difficulty which he had on behalf of the Railway Company in arriving at what might be considered a fair sum, arose really on the question of the rhubarb plants on the land; and he thought that, rather than go to a jury, it would be best to settle the matter, which he did at something under £200.

Another claim he had to deal with when acting for the same Railway was made by a cattle salesman, who held 65 acres for a term of 14 or 21 years, at £320 a year.

This man bought cattle all over the country, and brought them to the premises to prepare them for the London market or to sell them, as the case might be. The farm was severed rather seriously by the Railway, and the tenant claimed the modest sum of £4,500 for his leasehold interest. The railway certainly removed some buildings which might have cost £150, but the claim seemed exorbitant. The Company would not settle, and a jury was summoned, but the tenant seemed, before the hearing, rather loth to shew by his books what profit he made, and the claim was eventually settled for £950.

The question of reinstatement, referred to by Mr. Freeman, was a very large one indeed, and he had an instance before him where the claim made was very large and, he thought, most exorbitant, but when it went to a jury a very large sum was allowed. It was a case of a London Brewery Company who, for the purposes of a store, leased for twelve years some old premises a few miles from town (not the whole of them, but in joint occupation with another tenant), and paid a comparatively small rent. As the railway company required the land, they were advised to take other premises in the same town, and to erect stores giving them much more, and, in his opinion, more suitable accommodation. The result of the action, after a trial lasting for three or four days, was £7,000, the claim having been for £9,360. The cost of the buildings which were put up was estimated and practically agreed to on both sides at about £4,000, and what the other £3,000 was for he never could make out, except the cost of advertising.

He had also before him a London case where there was a claim made of something over £50,000 for taking a small warehouse from a large brewery. The warehouse was quite detached, and a very large claim was set up for reinstatement, the cost of removing the beer barrels, and carting them to and

fro, being the principal claim. That was tried before an umpire, who, after hearing the case out, awarded £27,000. This was an instance in which he thought that if surveyors had been left to use their judgment, and the parties had taken their advice, a saving might have been effected of some thousands of pounds. The difficulty in his mind was to know when to settle. It was a very good thing to fight, and to give employment to professional men, but, at the same time, he thought it was desirable to advise promoters, where possible, to settle.

It was, of course, impossible to lay down any rule as to any multiplier for the number of years' purchase for trade claims. Every case had its particular features, and should be judged on its own merits.

He thought interest on capital should always be deducted before the net profits were arrived at. Of course, there might be instances where variations should be made in ascertaining it; but he held that such a deduction should be the rule in nearly all cases.

Mr. S. Walker (Fellow) said he observed, on reading Mr. Harper's Paper, that many of the cases to which he referred were jury cases. Speaking for himself, he was not very much in favour of juries drawn from "all sorts and "conditions of men"—men who had retired from business, and men in business, who might be suspected of undue sympathy with the claimant, and who gave verdicts sometimes excessive and sometimes quite inadequate. Reference had been made to the case of *Goodman*, on Ludgate Hill, in which he (Mr. Walker) was engaged for the Commissioners of Sewers. The claimant had premises about halfway up Ludgate Hill, which were taken by the Commissioners for widening the street. When in the box he stated there was no place to which he could remove his business, but within a few hours he took some premises at No. 1, Ludgate

Hill, on the same side of the road. In due course he again received notice to treat. The case was fought, and when in the box the second time he had to admit that on the day of the first trial he signed an agreement to take the new premises. That had a bad effect with the jury, and no doubt influenced the verdict. Mr. HARPER thought that GOODMAN had been severely treated "by his fellow-citizens," but he did not set up any claim for loss of trade. All he claimed was for loss on increased rental, capitalised on a term of years, and for the cost of fitting up his new premises, which the jury gave him. A jury had a very haphazard way of arriving at their verdict. He should think that in nine cases out of ten they put their amounts together and divided by twelve. As an instance of how a jury made up their verdict he might quote a case in which he was engaged a short time ago. The highest juryman arrived at a figure of £2,500; two put it at £2,150; several of them were for £2,000; three for £1,000; one £800; and one suggested £100. Could one have any respect for such a tribunal?

A case should of course be judged on its own merits; but about two years was generally given for such a retail trade as that of a baker, a butcher, a greengrocer, hosier, or a tobacconist, and he thought he had never known three years given in more than two cases, one of which was that of *Winkley* (Mare Street, Hackney), the case of a widow, and the other a case against the *Metropolitan Board*, which was a claim brought by a baker, who got three years; but he thought these were exceptions, and that about two years was generally given.

Of course, in many retail trades the claimant knew his customers, and had a connection. In cases of that character, such, for instance, as a pawnbroker, where people would be bound to come to him to redeem their pledges, or a milkman, who knew all his customers—he thought a year or a year

and a half was sometimes given; but certainly, a claimant of that character, was not entitled to the same compensation as a man who depended on passers-by for trade. With regard to wholesale trade, the term of years' purchase, of course, must be less, but that depended on various circumstances. He observed that Mr. HARPER referred to the case of *John Shaw & Son*, in which he (Mr. WALKER) was engaged. There, the lease and fixtures were estimated at about £1,500, and the award was £1,950, so that about £450 was awarded by the late Sir HENRY HUNT for trade and removal. The claimants had a very fine warehouse in Commercial Street, Whitechapel, and they were removed under the Artisans' Dwellings Act, for an improvement. The premises were not required for the improvement, but for an approach to shape up the site. They had a stock of £10,000 worth of seeds in their warehouse, and it was thought, at that time, that these claimants were hardly dealt with in having so small a compensation with such a large trade and such an enormous stock. He had also had other cases—one recently against the County Council—where he thought there was a little hardship. If a claimant carried on a large business on the fringe of a condemned area, he was sometimes hardly treated, where he was compelled to remove on account of the squaring up of the site. Take the case of a professional man, such as a solicitor. There was no question of years' purchase. When he (Mr. WALKER) was with the late Mr. POWNALL, during the purchase of the Law Courts site, they turned out a large number of solicitors in Carey Street and New Boswell Court, and there such a question was never taken into account at all. It was only a matter of giving a lump sum as a solatium, and he thought £1,000 was the largest sum then given in any case of disturbance. Of course compensation for disturbance was generally—he might say

always—larger than the value of the goodwill. A man got more compensation for disturbance than he was able to obtain by voluntarily selling his business to another man; and on the whole, he thought it was right that he should do so. A man who sold his business was often doing so in the decline of life, and wanted to part with it, and the new man could not tell whether he would carry on the business successfully or might lose the customers; but the man compulsorily turned out of his house had to seek new premises, and often at a distance. Sometimes he pitched on a spot nearly opposite where he was, and he was not much injured, but in most cases he had to pay an increased rental.

As to the deduction for interest on capital, when he (Mr. Walker) was for a claimant, he always allowed that. He thought it was fair; but he thought the time had come when it should not be 5 per cent. Five per cent. was an interest of the past, and he thought it should now taken at 4 per cent.

With regard to the case of houses being let off in tenements, there were a very large number of those cases in Shaftesbury Avenue, in which old-fashioned houses were let at a moderate rental, and re-let in tenements, every room to a separate tenant. In those cases the gross rentals of the premises were taken, and a proper deduction made, and in the net result it was treated as a trade case, and two, three, or four years were given as trade compensation.

Mr. R. M. Littler, C.B., Q.C. (Associate), said he feared he could not add much to the store of information, mainly in consequence of the nature of the matter itself. He agreed with the writer of the Paper that it was almost impossible to lay down a rule at all. The main value of such a discussion was to learn what had been done by experience. The only thing one could lay down as a prin-

ciple was, that a man in the first place was to be paid what he had lost; the question of what that was being decided by the particular circumstances, and one could not go further than that. If a man were turned out, compulsorily, from that by which he was making his living, he was entitled to be—he would not use the word reinstated, for he might be taken to mean what the profession technically called "*reinstated*"—but he was entitled to be replaced, as far as money could do it, in the same position he would be if the promoters of the undertaking had left him alone. In order to arrive at that it was necessary to find out (very often a most difficult thing to do) what prospect he had of replacing himself in such a position as to get the same trade, and as much money, as he had before, for it was not to be assumed that he was to go out of his trade, and encounter new difficulties, without their being provided for. One of his earliest experiences was that of cases before a metropolitan magistrate—claims against the Metropolitan Railway, where nearly all the people were yearly tenants, and one of the largest awards he got from a metropolitan magistrate, was in the case of a barber, who claimed that his business was annihilated, and that he could get no premises anywhere near. The magistrate agreed that his business was almost destroyed, and gave him as much as he possibly could. The claimant's name, he remembered, was "Heaven," and he noticed, a fortnight after, that the barber whose business was annihilated, put up a notice that "Heaven had removed over the way." That shook his (Mr. LITTLER's) young faith, and he was bound to say that his faith had not been to any great extent re-established, since he found many instances in which people got more than they deserved, and in others much less. But he agreed with Mr. WALKER that there was no more unsatisfactory way of settling the the amount of compensation than to go before a jury. An

arbitrator could look into the matter, and judge whether the books were wilfully badly kept, or accidentally badly kept, and could, from his own experience, judge of the neighbourhood, and the prospect the man had of replacing himself, and could form some idea whether he deliberately and wilfully abstained from so doing.

But, after all, he could only come back to the same thing with which he began, by saying that it was impossible to lay down a rule, either with regard to capital, or as to the services of the man himself, or any of his family. As to capital, if three years' purchase, for example, of the profits of a business were given, it was difficult to understand on what principle capital need be idle so long as three years; but if a claimant had his capital interfered with, he was entitled to look round and to find a safe investment, and he should have thought, with all respect to Mr. WALKER, if interest on capital were allowed at all, as in some cases it should be, and in some it should not, there should not be any higher charge than if it was at once put in Consols and taken out again when it was wanted for permanent use.

Then, as to the question of the services of a family, he thought this should be allowed, for if it were to be three years before the business could be again what it used to be, the services of the family were practically lost in the meantime. A claimant was entitled, if they were engaged with him, to say, "If I am going to be so long in getting back to "where I was before, I am entitled to ask for the whole of "the allowance (he would not speculate whether it was to "be six months, or one year) for the services of my family, "whom I cannot turn loose to anything else."

He had known cases of people who in a wholesale business had lost much more than the amount of money allowed them, and others, as he had pointed out in

"Heaven's" case, in retail business, where the trader could set up again in a fortnight, when two years were allowed him. It showed that it was necessary to act with great care and prudence; and it must be remembered that the whole principle and spirit of the Lands Clauses Act was to take care that while no injustice was done to the promoters, it was made quite clear that the man displaced was not to lose anything by the transaction. It was not his fault that the promoters came, and he was entitled to ask those who considered his case to do so with the intention that, if any mistake were made, it should be made in his favour, for when the case was once decided it was decided for ever, and, whatever mistake were made, it could not be raised again. A man who had a soap-boiling establishment over the North Western Tunnel at Liverpool, was told when he got into court that although they had shaken down his shops and works he was not entitled to raise the question, for everything ought to be raised once for all before the arbitrator, and he thought, in those cases, especially, the arbitrator ought, while guiding himself by prudence, at the same time to take care that he did not err on the side of anything like niggardly compensation to a man who was placed under difficult circumstances, often having only a small capital, and generally working hard for a living, and who was being turned out with perhaps very speculative prospects. It had happened that in a large number of cases people among the smaller class of tradesmen had been absolutely ruined by being turned out of their holding.

It all came to this, that as a broad principle the arbitrator or jury should give what was fair to secure a claimant from loss, and at the same time be careful that they were not misled by specious pretenders.

Mr. E. C. Davies (Visitor) said that many of the

remarks he had come prepared to make had been anticipated by previous speakers, who had expressed his views much better than he could have done.

With reference to HOWARD'S case, it struck him that nothing given absolutely in respect of the particular demand made in that case could be considered as a trade compensation. He thought surveyors would agree with him that it was clear that no trade compensation could be given for injuriously affecting under the Lands Clauses Act.

He remembered that Mr. FARRAR, formerly High Bailiff of Westminster, was very severe on the point of absence of books, and always laid it down that it was the absolute duty of a trader to keep books showing the amount of his profits. He had sometimes found in these cases, that claimants did, as he should think, wisely, put a chartered accountant in possession of the books, whose responsible clerk in the place could check over the receipts. It was possible, of course, that the trader did not want to be fair, but if he did he should say he could not do better than adopt this course.

As to the question of interest on capital, it seemed, as Mr. LITTLER said, necessary to discriminate between one case and another, but in a case of total annihilation—where a man was turned out and never able to re-establish himself at all, it seemed almost ridiculous not to allow interest on that which he said he could not invest in business again; but if, on the other hand, he said it was perhaps possible to find another place, that was a matter of doubt. If he (Mr. DAVIES) were on a jury, he would not deduct 5 per cent. from the gross profit, but perhaps 4 per cent.

On page 100, Mr. HARPER said: "The length of term, "if more than five years, has little effect on the multiplier." He thought, though he had nearly always acted for the

promoters in these matters, that the length of term was generally unduly considered. If a man had only the scrap of a leasehold term left, he was treated, at any rate, if he would settle, too severely. What was the natural position of things? A man had a lease—he was a trader undisturbed, and he wanted to continue his business; but to say that because he had only 12 or 18 months to run, his trade compensation must stop at the end of the lease, was an argument that would not meet with the approval of many juries, because his landlord would have given him a new lease, although, perhaps, at an increased rent. The paper confirmed his experience, that juries, in trade cases, were prone to be lavish, and he had noticed the growth of that tendency in the twenty-five years during which he had had to deal with these cases. He accounted for it in this way; when the East London Railway was being made (and it was his first experience in compensation cases before Special Juries), one could almost rely on two-thirds of the jurors, or perhaps the whole of them, being gentlemen or merchants, but now it was different. He had to try his last trade case with twelve good and true tradesmen in the box, for the value of shops was so much higher now than it was some years ago, that a great number of the occupants were Special Jurors.

He remembered PREWETT's case, which was a trade case, but he was not the kind of tailor that Mr. HARPER seemed to think he was. Mr. PREWETT commenced business in Piccadilly in 1863, under a lease, dated 1860, for 21 years. In the spring of 1877, when the Act authorising his premises to be taken was in Parliament, he very wisely went to his landlord and surrendered the old lease, and took a fresh one. There was a broad distinction between a case like that, where a trader had been established for years, and found that he must be expropriated and get

fresh premises, and the case of a man who went and worked up a trade with the sole object of compensation in view. That was the kind of man Mr. HARPER was hitting. He did not care to mention names, but the other man referred to by Mr. HARPER, was exactly a man of that class, though if he were *bonâ fide* carrying on his trade or had purchased a trade from his predecessor, what could the public authorities say? The kind of man Mr. HARPER meant, for instance, was like old Mr. M'GRATH, who for a time made a little gold mine out of the East London Railway Company, by providing men of straw, as nominal tenants of private houses turned into shops, and putting in sufficient stock to start the trade before the notice to treat was served. He not only employed others to do it, but did it himself, until at last it became intolerable, and he was glad to say he was defeated in every contested case.

The baker's case he could scarcely follow. He could hardly recollect a baker's or a butcher's case where less than two years was given. They seemed to be trades which for some reason were, rightly or wrongly, specially favoured by juries. Of course, as Mr. HARPER said, the possibility of reinstatement was a great factor to be considered. He remembered an instance where Messrs. SMITH, the well-known makers of self-closing door hinges, were turned out for the Coventry Street improvements. They did not say they were going to lose trade, but they said "Here is our smithy, in the West End of London, close to "our customers—we do not even employ a horse and van, "but can send our things out by hand—we cannot "establish it again in the neighbourhood; in fact, all we "can do is to go down to Battersea." The case came before Mr. POWNALL, and he gave what was no doubt a right and proper award.

He had read the Paper not only with interest, but with

pleasure and profit; but there was one point on page 110 to which he should like to allude. Mr. HARPER seemed to think there was a broad distinction between ordinary trade compensation and the compensation paid to publicans. No doubt there was a very wide distinction between the two, but there was a similarity which was often lost sight of. If a publican transferred a license to an incoming tenant, he was bound down, as an ordinary trader was, not to take another public-house within a radius of a mile. The object of that was palpable. The publican, if he were not bound down, would buy a house (and, perhaps, pay more than the market price for it) round the corner, and take his personal connection with him. He (Mr. DAVIES) had no doubt there was a great deal in the man's personal popularity with his customers. That had not been alluded to, nor could he get experts in that branch to see the distinction, but he was sure there should be an allowance made in respect of that particular fact.

There was in the Artisans' Dwellings Act one very important point. He was originally concerned as a solicitor for the Metropolitan Board of Works, and now held a similar position in the County Council, and they had not gone on making payments for trade compensation without advice. They were advised by eminent counsel that there was a word in that Act which the leaning of the Courts against injustice would enable them, probably, to constitute a sufficient reason for paying trade compensation, and that was the word "compensation"; and it would be seen that the word "compensation" frequently occurred in the Artisans' Dwellings Act. He believed the weight of legal opinion was against it; but he felt that not merely was justice to be done, but that there were sufficient legal grounds to stand upon in doing it.

Mr. W. Eve (Fellow) said his experience was that the best thing for a claimant to do was not to have any books at all, and the next best thing was to keep books for the last three months before he went before a jury, and never to take stock. He thought by those means claimants usually managed to get a little more than they ought to.

With regard to the question of deduction of interest, he was strongly of opinion that this must be deducted, for it was quite manifest that although a claimant might be some months before he could re-employ his money, one, two, or three years' purchase given without deducting the interest was, in effect, giving one, two, or three years' interest for the money which, in all probability, he would re-invest in three months' time. It appeared to him, therefore, that the right thing to do was to deduct the interest as a preliminary step, and then allow him a sum in addition for loss of interest pending re-investment. The interest ought to be at a low rate, for anything like 5 per cent. could not now be obtained.

He ventured to differ from Mr. Harper with regard to new businesses showing an increase. It was quite as sound to take the last year in such cases as it was to take an average of three years on a well-established business. He thought there was every reason to assume, if the accounts were kept fairly, that the progress which had already arisen might be continued.

Three of the jury cases that Mr. Harper had alluded to were cases of his (Mr. Eve's), and he should like to say a word or two regarding them. The first alluded to was *Williams* (*Blackwall Tunnel*).

He did not think any really useful conclusion could be deduced from this, because this was not the whole of the business, but was merely an offshoot from the chief business in High Street, Poplar; and there was, therefore,

not such an interference as was usual; and besides that, it was not a decision of a jury. The £6,000 was claimed and £4,500 paid by arrangement.

The next case was *Volland* v. *West Ham Corporation*; the case of a butcher, who did not get one year's purchase. The claim was for £7,276, and the verdict of the jury was for £1,837. That was given in detail, and it was rightly stated in the Paper at £1,200 for loss of business.

The last of the three cases he had was *Gardner* v. *West Ham Corporation*; a toy and fancy shop where accounts had not been kept, and he did not think any great importance attached to that result.

There was, in the same district, where he acted for the West Ham Corporation, another butcher who claimed for 2½ years; but assuming that the jury adopted his estimate of profits, he got one year.

Besides not keeping accounts, another plan was occasionally resorted to. The claimant might be asked, "if he had made so much money, what had he done with it?" In one case he would refer to, there was a very ingenious man who went down to Brighton, taking some friends, and brought up his hotel bill, which included the consumption of a large quantity of champagne, asserting that this was his frequent custom; but that he had lost all the other bills. He said he was naturally an extravagant man, and tried to induce the jury to believe in his large profits, but he (Mr. Eve) was glad to say this failed.

In another case, a baker put forward a number of children as evidence of profits, but in spite of a claim of £1,000 he only got £535. A bootmaker, too, in the same locality claimed three years and got about 1¼. He thought decisions of juries were generally very unsatisfactory indeed.

With regard to the case alluded to by Mr. Walker, he thought that very likely the juryman who put down his

£100, felt convinced that his friends had been putting down too much, and wanted to strike an average. He had known a case of that sort of thing being done. The person who did it told him his colleagues were going to put something which he thought too low, and he put two or three times what he would have done, in order to bring the average to what he deemed just.

There was a very important point to which allusion had been made, and on which he entirely agreed with Mr. HARPER. He alluded to the question of the distinction between buying a business out and out, and a covenant for the vendor not to re-establish himself within a certain distance during a certain period. To his mind that was a point which was not given sufficient attention to by a jury.

He would ask Mr. HARPER to kindly explain a passage in his Paper at page 112. He could not quite understand this paragraph :—" The trade compensation usually paid, may be " put down roughly at about one-half of the sum to which " claimants would be entitled under the Lands' Clauses Act. " This plan appears to follow the spirit, if not the letter, of " the Housing of the Working Classes Act, which prescribes " market value as the criterion of compensation in place " of the actual damage to the individual, which is the " basis of the Lands Clauses Act system." If he (Mr. EVE) understood that rightly the market value was on an out and out sale, and that observation did not seem, if Mr. HARPER would allow him to say so, consistent with the remark to which he had just referred, viz—that less ought to be paid when a claimant was compensated for the loss of his business, with the opportunity of starting near by, than when it was a sale subject to no such opportunity. This paragraph seemed to say that the market value was something less than the actual damage to the individual. He

did not quite understand that, and he should be very glad if Mr. HARPER would kindly explain it.

He thought everyone must agree with Mr HARPER, that no hard and fast rule could possibly be laid down in these matters.

Allusion had been made by a previous speaker to the question of the wages of claimants. He ventured to differ from Mr. FREEMAN by thinking that such wages should be deducted. At any rate, it was certain one must either deduct those wages where the claimant spent his own time in producing the result, or add something to the profits where the whole business was conducted by a manager. In that case all the wages paid out from the profits were deducted, and the nett receipts arrived at, and he could not see why the same should not be done when the claimant himself devoted his services to produce the same result.

With regard to *tied* public-houses, Mr. FREEMAN referred to the great discrepancy existing between the opinions of valuers on that point. He (Mr. EVE) thought it was easily explained by the fact that the *tying* was often so different in different cases. He knew many cases in which 8s. or 10s., and sometimes more, per barrel was paid extra by the tenant of a *tied* house than of a free one, whilst there were many cases where *tied* houses were paying exactly the same as free ones, the only disadvantage they suffered in that respect being the want of liberty to go elsewhere and some losses on the question of returns, but he thought the great discrepancy that Mr. FREEMAN had alluded to was fully accounted for by the fact that the regulations of one brewer as to his *tied* houses were very different from those of another brewer.

With regard to lodging-houses, he thought it could not be denied that the principle that was alluded to by Mr. WALKER was the right one. There seemed to him

(Mr. Eve) to be a complete justification for that course in the fact that the lodging-house keeper could go elsewhere and do the same thing, and to treat his profit as anything appertaining to the hereditament itself would in his judgment be wholly wrong.

Mr. Wheeler, Q.C. (Associate), said there were two observations which fell from Mr. Davies which struck him forcibly. The first was with reference to the case of Howard, accurately described by Mr. Davies as being somewhat "muddled up." With every deference to Mr. Harper, he did not quite understand how on page 98 he dealt with Howard's case, which he had heard an eminent compensation lawyer say was entirely inconsistent with recorded cases. He could scarcely think that himself. The report of that case, strange to say, was, so far as he knew, only adequately and correctly given in the "Professional Notes" of the Institution. He believed it was not to be found in the regular reports.

He thought the very eminent counsel, now dead, whom Sir Henry Hunt consulted, was wrong, and he believed Sir Henry Hunt was right when he allowed trade claims to be dealt with as they were under the Act. The fact was that trade compensation was never clearly defined—the word "compensation" itself had never been clearly defined, but he was bound to say that the definition given by Mr. Freeman was very nearly a true one. Being compensated appeared to consist in getting everything one possibly could, and he believed that while the Housing of the Poor Act cut down the value of a house for the reason stated by Mr. Harper, it left trade, fixtures, and goodwill, all important and essential items which made up compensation, to be dealt with as before.

He had read the paper with great interest and instruction, and had found in it a tone of comfort for practising barristers. The paper seemed to divide cases into two or three classes—that class of case which ranged itself on a basis of two years' compensation for trade loss or thereabouts, then a basis of one year's compensation for trade loss or thereabouts, and in wholesale cases on a basis something less than that. But there was always a little give and take, and always a little oscillation in that respect. Now to what circumstance was that to be attributed? He was bound to say that he thought it was to be attributed to the presence of the advocate! That was pointed out in the case given by Mr. HARPER where SIR HENRY JAMES put forward the eleven children as an argument.

Secondly, he thought Mr. DAVIES spoke too strongly against dealing with cases before juries, but as a practising barrister, whose practice was not limited to the Courts with which surveyors were familiar but extended over a larger field, he thought that the composition of juries was a most important matter. Take a Middlesex special jury, for instance. The other day he was trying a banker's case, which involved bankers' usages. The twelve appointed guardians of our constitution and liberties who entered the box did not strike him (Mr. WHEELER) favourably, and he asked the Associate to allow him to look at the jury panel, which he was kind enough to do. He found that one was a rag, bone, and bottle man. That did not give him a very great hope in a banker's case. Two of them were chemists, and, no doubt, men of considerable intelligence. Two or three were small tradesmen, and, one or two, proprietors of small lodging-houses, there was a stray Government official, and one or two occupants of some of the small streets in Holborn.

On page 116 would be found two cases which strongly

supported his theory, that, given a fair case, an arbitrator would not largely differ from the jury. First, the case of *Abrahams*, where £4,600 was given. Notice of appeal to a jury was given, and the claimant accepted £3,600, rather than appeal, but he (Mr. Wheeler) much regretted that the claimant did not insist on the larger sum being paid, for a few lines further down it would appear that Mr. Driver gave an award in the case of *Wheeler* (Wells Street, Poplar), which, on appeal to a jury, was completely confirmed, and the figures exactly agreed. He asked a member of their own body one day, when engaged on a view at Acton, what he thought about compensation cases, and he said, "I like compensation cases, but they must be "properly conducted; there must be Q.C's., and a fair "proportion of juniors, some distinguished experts, *and* "*luncheon!*" That was his friend's idea of a properly conducted compensation case.

Mr. R. Haddock (Fellow), referring to Mr. J. Davies' suggestion that tradesmen should employ an accountant to keep their books, said, that, when acting for the Corporation of Croydon, he had a case of a linendraper's business in a very old shop. It was carried on by a manager, and the books kept by a firm of chartered accountants in London, to whom the returns were made daily, When the premises were taken the Corporation had to pay £4,600. He was sure that if no proper accounts had been kept no jury would have awarded probably so much as half of the above amount. In this case, at least, the system of books properly kept by a chartered accountant answered admirably, and he was certain in other cases that he had to settle for the Corporation of Croydon, where no proper books were kept, the claimants suffered on that account.

With regard to the difference between a tied house and a free house, he had to do with a public-house, leased to brewers, of which the lease expired. He offered it to them at the same rent, £60 a year; but they said it was not worth as much, and they would not have it. He advised the owner of the property to let it as a free house, and there was no difficulty in letting it within a week at a rent of £80, rising in 14 years to £100. Again, when acting for the Lord of a Manor, a copyholder wanted the fine for enfranchisement fixed on the brewer's rent of a public-house, but he contended the proper rent to be taken was that of a free house, and succeeded in establishing this.

Then with regard to Mr. WALKER's observations about lodging-houses. He, (Mr. HADDOCK), treated those entirely as trade claims, and he could not see how else they could be treated. He agreed that every case must stand on its own merits, but taking fifteen different trades in Croydon, and going carefully into every one, he found the average allowance for trade claims to be about one and a-half years' purchase.

Mr. ARNOLD STATHAM (Associate) said he happened to be specially familar with a certain class of compensation cases, and could endorse, from his own experience, the remarks made by Mr. WALKER as to what, in mild language, he had described as the "unfairness" of juries, but which he (Mr. STATHAM) described as their "dishonesty." He had known land, close to other land, taken by two railway companies, both pieces having an agricultural value, and both being, *primâ facie*, of equal value in the market. The one was a popular railway and the other an unpopular railway. The unpopular railway was heavily mulcted by the jury, and the popular railway had to pay very lightly.

He had known two men in a district near a railway, taking different sides in what might be called local politics particularly affecting the district. The one got a very heavy amount, because he was a popular man, and the other a comparatively small amount. He did not call that unfairness, but dishonesty. It was very desirable for promoters to get before any tribunal in preference to a jury.

As to the question of book-keeping, he believed it was possible so to keep books, with the assistance of an accountant, and in view of the possibility of a claim, as to make it impossible for the Court to unravel the mystery. It was possible to make such poor allowances for bad debts, accident or damage to employés, contingencies of law costs, and such things, that the profits (although exaggerated on behalf of the trader) might assume a moderate character to the arbitrator or umpire, and in such cases one must look at over-well-kept books with extreme suspicion. It spoke better for a man's honesty when he had not altered his system of book keeping, and had not been more precise during the approach of a compensation case than he was before.

The remarks that struck him most in the course of the evening's discussion were those of Mr. Davies with regard to leasehold tenures, which he thought should be estimated (with regard to the true basis of the claim for compensation for disturbed interest in trade) not by the length of the lease, but by the security of the tenure. Unless land was of what he might call a fluctuating character, the value rapidly rising and falling—as in Hull, where, when times were good, the value went up enormously, and when they were bad, sank almost to nothing,—there was no doubt that a landlord, having got a good tenant, wanted to keep him. He was sure he would use his premises well. In rising towns, however, where miles of tenement dwellings have

been built within a few years, no doubt, as soon as the lease has expired, the landlord would be only too willing to put them up to the highest bidder. He agreed with Mr. Davies' observation on this point, that all arbitrators knew it was to the interest of landlords to keep tenants whom they trusted, and the length of lease mattered little except where the property was rapidly rising in value.

Mr. Harper, in reply, said that, as he anticipated at the last Meeting, the Paper that he had the honour of reading had not been found, after the test of discussion, to be entirely without flaws; and he might be permitted, perhaps, to thank those speakers who were good enough to point out the flaws, as well as those who had expressed themselves in such kind and indulgent terms on the efforts he had made towards the discussion of this question.

He had not time to deal with every point that was raised in the course of the discussion even if he had the requisite ability and experience. Therefore, if any speaker should find that he passed over any of his remarks, he hoped he would consider it to be simply owing to pressure of time.

He would not accept the invitation of Mr. Freeman to go into the question of the profits of public-houses, tramways, ferries, and bridges, which were, to his mind, outside the scope of the Paper, though he admitted they were not outside the scope of trade claims; but they were so large that they could not be dealt with thoroughly in a Paper to be read in one evening. He was much obliged to Mr. Davies for having pointed out what seemed to him to be the correct reading of the House of Lords' judgment in the case of *Howard* v. *The Metropolitan Board of Works*—the "Eight

Bells" case—though he differed, with great trepidation, from so experienced a counsel as Mr. FREEMAN. It seemed to him, after reading the whole proceedings before the Courts and the House of Lords, that the conclusion was irresistibly this—that the House of Lords held (though he agreed the jury had evidence of loss of trade before them) that it was improperly before them, and that the evidence as to loss of trade could only be applied as affecting the value of the property, and was not a basis of claim in itself. That was why HOWARD'S case was relied on as indicating that trade damage could not be compensated unless the property was actually physically interfered with.

Many remarks had been made on the distinction between new and old businesses, and he was prepared to admit there might be a new and rising business that perhaps was worth more than an old decaying business. Every case, as he said—and many gentlemen had supported him in saying it—must be dealt with on its own merits; but he thought all would agree that, other things being equal, anyone would be prepared to give a larger sum for the purchase of an old-established business, than for one that was just created, or had been running a year or two. He should be content to base his argument on that general ground.

With regard to the burning question of interest on capital, in contrasting the 15 per cent. or 20 per cent. earned by the average tradesman, with a 5 per cent. deduction for interest on capital, he did not in any way mean to convey that 5 per cent. was the proper rate of interest. Nothing was further from his intention, and if he was so misunderstood, it was owing to his inability to express himself clearly. He entirely endorsed what had been said by Mr. WALKER and Mr. DAVIES on that point. No doubt,

it was not always equitable to deduct interest on capital at the same rate per cent., but he considered that in every case there should be a deduction of that character. In this, he had been supported by gentlemen of such eminence as Mr. Stenning, Mr. Walker, and Mr. Eve, and he should not therefore be afraid to meet the criticisms of even Mr. Castle and Mr. Freeman, notwithstanding the weight those gentlemen carried. He looked at it in this way—what was the cause of interest on capital being allowed in any case? Take the case of a man who was not bought out. When he struck his balance sheet the process of thought appeared to be something like this—"If I had not been engaged in business I could have "invested my capital elsewhere, and I might have got 4 per "cent., or perhaps only 3 per cent., according to the security; "but to be on the safe side I follow the ordinary rule and "deduct 5 per cent., and until that deduction is made I "cannot look on my profits as true *trade* profits." Now, look at the case of a man being bought out. The promoters were surely entitled to use the same argument and say, "If "you had invested your money elsewhere, or if you invest it "now in a certain way, you obtain a certain interest on "your capital. And that interest should be deducted from "the amount of trade profits to which you apply a trade "multiplier."

A very weighty remark was made by Mr. Littler on that point, when he said a claimant bought out was entitled to place his capital in a safe place when looking round for a new investment; but it seemed to him (the author) that, as Mr. Eve remarked, the proper course to take was to deduct the interest on capital in the first instance, and then to make an allowance for interest lost during the short period which

would elapse before the money could be reinvested. He did not know whether it could be properly said, from a perusal of the Paper, that he advised the keeping of books on the part of claimants. Certainly there was a suggestion in that direction, but he thought it hardly partook of the nature of advice. Still he thought, as Mr. Davies had said so forcibly earlier in the evening, that if a man wished to be fairly treated, and also wished the promoters with whom he was dealing to be fairly treated, he could not do better than have a straightforward set of books kept; and if he could not keep them himself he should call in a chartered accountant.

After all, compensation cases, as conducted by gentlemen in that room, were not quite as Mr. Wheeler said—an attempt to get every farthing one could. There was a certain line of fairness present in the mind of everybody in these cases, and he did not think that line was trangressed without notice being taken of it, and perhaps some retribution being forthcoming on another day.

With regard to the question which Mr. Eve touched upon, when he (the author) was comparing the effect of the Lands Clauses Act with that of the Housing of the Working Classes Act, he endeavoured to draw an analogy between trade claims and property claims, and it did seem to him that when a man went into the market with his business and said he wanted to get rid of it, he was not entitled to expect anything like the same purchase-money as he would be entitled to expect from promoters who were compelling him to remove. He admitted, however, that there were special circumstances and cases that must be allowed for, and which must tell against anything like a general rule; but on broad grounds he contended that the market value of a business would be found in most cases to be less

than the value at a forced sale, and that was a conclusion with which he did not think Mr. Eve would seriously disagree.

The Meeting then adjourned.

Paper 200.
No. 330.

PAPER ON

LONDON STREETS AND BUILDINGS BILL, 1894.

By HENRY BLACKBOURN (Fellow).

Read at the Ordinary General Meeting of The Surveyors' Institution, *Monday, February 5th,* 1894.

CHARLES J. SHOPPEE (PRESIDENT) IN THE CHAIR.

It may seem presumptuous on my part to try to deal with such an extensive subject within the ordinary limits of a Paper, but let me state at the outset that I propose bringing before you only a few of the more salient points of the proposed Act, for broad and general treatment, dividing the subject into four heads :—

1. A consideration of the lines legislation should follow.
2. The new points which have of late years arisen for legislation.
3. Alterations that were needed and have been made.
4. Alterations that appear weak, or, in some cases, too severely stringent, and in others confiscatory, and which it is to be hoped will be revised before the Bill passes into law.

1. A Consideration of the Lines Legislation should follow.

At the beginning let me pay a tribute to the useful service the Act of 1855 has rendered. Think of the state

of the building operations of that day, of the very inadequate provisions of the Act of 1844, and others repealed by Section 109, and then think of the many points to be dealt with now that were either non-existent or scarcely thought of then—*e.g.*, residential flats, model lodging-houses, excessively lofty buildings, modern methods of advertising, the many complications involved by our life in a vast city, at once manufacturing and residential, maritime and suburban. Think of all this, that must necessarily affect the legislation of to-day, and then think of the confusion that has arisen from the later Amendment Acts—how comparatively small are the revisions necessary to that part that still forms its basis, the Building Act of 1855. The alteration is but small compared with the growth of ideas in the last four decades.

But remember too that this proposed new Act will one day be the old, that it must be but another stage in progress, in time itself to be superseded, and, granting this, let us remember that whilst it is important that it should be up to date there is a serious danger in legislating too far in advance, before experience has proved the correctness of many points that are now but being tried. Here we may find one cause of the weak points to which I shall refer. They are the outcome of a spirit of advancement which many of us would fain wish to be wisely held in check, substituting for it that steady but yet sure and more true advancement that is based on past experience and on a just regard for existing rights.

2. The New Points which have of late years arisen for Legislation.

The first and in one way the most important—for it affects all the rest—is the proposed establishment of a

tribunal of appeal. This will probably meet with general approval, as calculated to inspire public confidence, and as tempering the vast discretionary powers vested in the Council.

The idea of such a court is, of course, not new. In the old Act of 1844 there were the official referees, and behind them the final appeal to the First Commissioner of Works. In the London County Council Act of 1890 there is the more analogous tribunal of three—one member appointed by the Council, one by the Royal Institute of British Architects, and one by this Institution, who have the final decision on the question of the general lines of buildings. But the proposed tribunal is far more important, as it will decide more numerous and more important questions.

It is to be composed of five members, appointed respectively by—

The Government,
The County Council,
The Institution of Civil Engineers,
The Royal Institute of British Architects, and
The Surveyors' Institution.

None of these five may be a member or officer of the Council. As a tribunal of appeal on the many questions before the Council, it is, with, perhaps, one exception, all that could be desired. That one exception is the assessment of compensation for land and buildings taken and for trade affected, and if this Bill passes there will be many and important decisions of this kind to be settled. It is probable that the representative of the Government would be a barrister, and it seems desirable the law should be represented. Now a barrister would scarcely be skilled at valuation, certainly not necessarily so. The representative of the London County Council, even if chosen for his knowledge of valuation, might be considered, from his position as their

nominee, to some extent biassed. The representative of the Institution of Civil Engineers would be one probably not professing knowledge of valuation, and it might be the same with the representative of the Royal Institute of British Architects; so that there is only the representative of this Institution who could in any direct way be considered an expert here.

Although expert witnesses would be called, as provided in Section 156, this cannot be considered as rendering it unnecessary that the tribunal should be fully competent. I am not prepared to advise a remedy. The establishment of a second tribunal for assessment would be clumsy and more costly in working. Possibly it might be convenient to elect two other representatives selected by the Secretary of State, to be consulted and vote on these matters only; or better, perhaps, that a valuer of known experience should be retained by the tribunal, and that his vote should be reckoned as two votes, making seven in all, in matters of compensation. These suggestions are merely thrown out for consideration.

The provision as to appellants' costs is not so specific as might be wished, Section 159 merely proposing to enact that "The tribunal may from time to time make regulations "as to the procedure to be followed in cases of appeal to the "tribunal, and as to fees to be paid by appellants and other "parties." These latter words may or may not mean that the costs are to be charged to the County Council in the event of the appeal being successful, but it is certainly not clearly put, if such is intended. Should it not be stated that the costs should be paid by the losing party, exactly as in law? Although the fees and costs should be kept sufficiently high to prevent everyone who fancies himself injured from too readily appealing, yet, if the expenses are at all heavy, it will curtail the usefulness of the tribunal—indeed, will well-nigh defeat its end.

It has been objected that this tribunal will tend to lessen private arbitration. But the appeal is only in cases between private owners and those who represent the public interests; not between private individuals as adjoining owners.

Section 62, which is based on Section 29 of the Amendment Act of 1890, proposes to allow buildings of cubical contents greater than 216,000 cubic ft. at a distance of over two miles from St. Paul's, and for the purpose of manufacture of machinery, of generating electricity, &c.,—provided they consist of one floor only, and are constructed of fire-resisting materials—deeming them buildings to which the Act is inapplicable, and for which, therefore, designs must be submitted to the Council.

Section 34 requires an opening for ventilation at or near the bottom of deep air shafts or courts, applying, of course, chiefly to residential flats, model-dwellings, and blocks of offices; and

Section 49 requires means of escape in case of fire from storeys over 60 feet from street level, in a manner conformable to by-laws; and

Section 57 requires that lifts over 10 feet in area shall be enclosed with 9-inch brickwork.

These are provisions enhancing the cost of buildings, yet such as most architects and sanitarians would deem but reasonable and proper.

Sections 103 to 112, inclusive, deal with sky-signs, in perhaps the best possible manner under the circumstances. I fear the authorities allowed a march to be stolen upon them at the beginning. Had sky-signs on their first appearance been appealed against as dangerous structures, and the settlement carried, if necessary, to the Highest Courts, they would probably by now have been forgotten, instead of disfiguring the Metropolis with dangerous badges of modern competition and push.

However, no new ones are to be erected; those existing are to be inspected every two years, and after six years are to be removed.

3. Alterations that were needed, and have been made.

Section 56 requires that the principal staircase in every dwelling-house shall be ventilated by means of windows or sky-lights, opening directly into the external air. This is an improvement, rendering the air in houses fresher, and also providing a further means of possible escape in the event of fire.

Section 60 proposes to allow oriels and turrets, provided the projections do not extend more than 3 feet from the face of the front wall, or more than 12 inches over a public way; that they are a clear 10 feet above the street level; and that no part of the projection over a public way is within 4 feet of the centre of the nearest party wall, and that the total width of any such projections does not exceed half the length of the wall on the level of that floor.

It also allows bay-windows to private houses, provided they are of fire-resisting materials, do not exceed two storeys in height above the pavement, do not project more than three feet from the main wall, and not at all into the prescribed distance from centre of roadway; are not nearer the centre of the nearest party wall than the extreme amount of their projection; and do not, when taken together, exceed in width one half of the frontage of the building towards the street to which they face; are not used for trade purposes, and are not constructed upon any part of the public way, nor upon any land agreed to be given up to the public way. This is a decided improvement, giving greater scope for architectural design than is allowed under the strict letter of the present

Act, and without the unnecessary trouble and cost, in submitting drawings, to obtain special permission.

Section 68 rightly deals with railway arches where used for habitable rooms. There can be no doubt that the exemption of railways from the Act of 1855 has been abused by the Companies. Presumably it was granted for the purpose of allowing them freedom of action, because they had competent engineers, also were not the class at which the restrictions of the Buildings Act were levelled. By using these powers to allow habitable buildings to be formed in their arches, and on their lands at stations abutting upon public ways, thereby escaping fulfilment of the just requirements of the law, they have evidently not acted in a way contemplated by the framers of the present Act, and the sooner these evasions are rendered impossible the better.

Round many suburban railway stations are wretched imflammable sheds, used as coal and goods offices, and even cobbler's shops facing the main roads, at places quite detached from the railway, on narrow strips of ground opposite stations, and, at least in one case within my knowledge, a high wooden-framed and weather-boarded store of combustible materials, filled with combustible goods.

The Council in endeavouring to check such abuses is doing well, and it is to be wished they had gone further, and in this Bill sought powers over staircases and gangways, so that catastrophes, such as that on a Bank-holiday at Hampstead some two years back, might be avoided. Many of the station exits still remain little better than death-traps.

Division 2 of this section applies to existing structures in railway arches, proposing to enact that the enclosing sides of them shall be of fire-resisting materials.

Section 78 is of importance, as it reverses, and I think wisely, the existing law that independent of a right of easement or prescription the adjoining owner has no claim to

support for buildings. It is easy to see how this law has arisen, but it seems that the time has come to reverse it, and few can be aggrieved, as it is surely fair that those holding urban land should meet the responsibility that seems rightly attached to such property.

I should like here to draw attention to the fact that, by Section 73, the law as to rebuilding party-walls is to stand as at present; and the building owner will still have power, as now, to lay open the whole side of an adjoining owner's premises, and not be required to pay any compensation. Surely the latter practically sustains a loss equal to his rental for the period he is disturbed (or a large portion thereof, if he manages to continue occupation), plus the cost of twice removing his furniture and goods. Should not this, together with the usual 10 per cent. for compulsory treatment, be awarded him? It is true this should be safe-guarded by the building owner having a claim upon the adjoining owner for the recoupment of the sum paid, or proportion of same, as the case may be, should the latter hereafter take the benefit of the rebuilding within a limited number of—say ten—years.

The law has been as it is for 39 years, and that may be an argument for its remaining, but I draw attention to it because the reversing of the law with regard to support of foundations, and the requirement of the building owner, if necessary, to compensate the adjoining owner for inconvenience, loss, or damage sustained by him, is very nearly, although, perhaps, not quite, equivalent to the case of loss sustained by the removal of the whole party-wall.

Section 175 proposes to regulate the storing of timber, including lathwood, casks, barrels, &c. No stack or pile shall project beyond the usual building line, unless it so stood before the passing of the Act; nor shall any pile or stack be in any yard where there is a furnace not properly

enclosed within a building constructed of fire-resisting materials, nor within 10 feet of such furnace. All timber yards within 20 feet of a public way shall be separated from it by a brick wall 9 feet high, with the exception of the necessary gates. No piles or stacks shall exceed 60 feet in height, nor shall they come within 10 feet, on plan, of the pot of any chimney. No room, chamber, or space, excepting only the necessary passages, shall be left in any stack. The compliance of existing timber yards within two years is provided for, or within any longer period, not exceeding 7 years, by special permission. The clauses seem so moderate that none but those directly interested in maintaining the present dangers to adjoining buildings—which these yards must necessarily entail—can object, and adjoining owners do certainly need protection.

Section 102 proposes to enact that land below the level of Trinity high-water mark, and which is so situated as not to admit of being drained by gravitation into an existing sewer, shall not have an habitable building erected on it without the express permission of the Council, and that, in the event of such being given, the building shall be in accordance with such by-laws as may be hereafter prescribed, both as regards drainage and other considerations; reference to the Tribunal of Appeal to be allowed in the event of refusal by the Council.

Section 176 requires all advertising tablets to be of fire-resisting materials, and so placed as not to cover more than a quarter of the area of any window. This, besides being a precaution against the spread of fire, will discourage the making of the front into one gigantic advertising hoarding.

Many of the definitions of terms in the old Acts have been more precise, and more comprehensive, thus:—

"Public building" now includes, and rightly, hotels of more than 216,000 cubic feet:

"Building of the warehouse class" must now, to be so classed, exceed 150,000 cubic feet:

The expressions "party wall," "party structure," and others are given more clearly, and, in many cases, more concisely than in the present Act.

Section 67 deals with staircases in churches and chapels, and is based on the regulations made by the Metropolitan Board of Works under the provisions of the Metropolis Management and Amendment Act of 1878, and very rightly imposes conditions to be observed. Possibly it would have been clearer to have given, at any rate, a ruling angle, or "going" for the steps, and also to have definitely limited the number of steps in a direct line, without the intervention of a landing of a minimum length; so as to check the possibility of rushes in case of fire alarms, or other rapid exits.

But why should existing buildings be allowed to remain as they are? Many of those built in the early half of this century are most dangerous. It is not uncommon to see a staircase at an angle of 45° from a large gallery, impinging at right angles on an exit for those leaving the ground floor. In the event of alarm of fire, a catastrophe like that which occurred some four or five years ago at an East End Jewish Music Hall might easily be repeated. It is not desirable that the regulations should be so stringent as for new buildings or additions, but there are existing dangerous exits and staircases that should be summarily dealt with.

Section 43 requires that floor joists, trimmers, etc., shall be of a sufficient scantling, and they are put at figures that should almost content even a speculative builder. But one is at a loss to understand why these should be given, and the girders and columns that carry whole buildings be omitted. Would it not have been well to have given, say, a ruling proportion for depth in centre relative to the

span; the tensile and compressive strains per inch super to which the flanges are to be calculated, both for iron and steel, for those carrying walls an dfor those carrying floors? It is in these points that builders mostly trespass, yet the district surveyors are still left without definite guiding directions.

Collapses have occurred through columns being set on the line of ordinary walls, without any piers being built for them. If a bressummer may not be carried by a party-wall without a pier being attached, should it not also be clearly stated that columns and other impinging weights should be provided for to the satisfaction of the district surveyor?

4.—Alterations that are needed.

Here let me say, in commencing to speak of those sections which I consider require at least revision, that, if they are dwelt on at greater length, it is because these are the points to which it is most necessary to draw attention, and because we shall use every means in our power to prevent them from becoming law in their present form. Of all that we approve there is nothing special to be said, but merely a passing or commendatory word, sufficient to show that our objections do not proceed from mere captiousness, but from a desire that the whole Act may be useful, serviceable, and just, capable of going many years into the next century with the fewest possible amendments.

Section 7 proposes to enact that if the Council deem it expedient that certain roads must, if made at all, be made of such greater width than 40 feet as they in the public interests may require; but they cannot require a greater width than 60 feet.

Now, for the development of an estate, and for the sites immediately abutting upon the said road, and for the

neighbouring roads of the estate of the owner proposing to form the road, 40 feet may be an ample width. Yet in the public interest the road may be required of greater width, and this public improvement is to be at the cost of the private owner, both as regards land and cost of formation.

Nothing is said of compensation either in this part of the Bill or in the powers of the Tribunal of Appeal.

Again, why should the width required be limited to 60 feet? Although that makes a good wide road, there are times when a still greater width is necessary for an imposing thoroughfare.

Section 9, clause 2, similarly requires that in streets likely to become important, either by reason of their length or of their relative position to other streets, houses shall be kept back, by the Council's orders, further than the usual prescribed distance. Here is a prospective improvement—"likely to become important"—to be effected at the expense of an individual owner.

Section 11 similarly requires that the prescribed distance from the centre of road or way shall be maintained, even though there is another building line formed by adjoining houses; again a public improvement at an individual owner's expense.

Section 14 similarly requires that in certain cases a strip of land beyond the 40 feet roadway shall be left unbuilt upon for the public advantage. In the case of private houses this may be enclosed by the owner, but not in the case of shops; yet this, too, is to be at the expense of the individual owner.

But even more confiscatory is *Section* 13, which proposes to enact that "in case of any building which shall in any "part thereof project beyond the general line of building in "a street or beyond the front of a building wall or railing "on either side thereof shall at any time be taken down to

" an extent exceeding half of such building (such half to be " measured in cubic feet) or shall be destroyed by fire or " other casualty or demolished pulled down or removed from " any other cause to the extent aforesaid it shall be lawful " for the Council to require the same building or any new " building erected on the site or any part of the site thereof " to be set back to such a line and in such manner as the " Council shall direct."

"The Council shall make compensation to the owner of " such building for any damage and expenses which he may " sustain and incur thereby." So far so good; but is that broad and clear enough to include the various losses to the owner? It may be that the site taken may be so reduced as to be no longer large enough for rebuilding at all, and may leave but a small and odd-shaped piece of practically useless land; so that the business, goodwill, and perhaps license, may be swept away too. These are not mentioned, though the words "compensation" and "expenses" would, perhaps, cover them; but they might, with advantage, be clearly and definitely expressed, especially so when we find that the next paragraph runs, "Provided that the tribunal " in assessing the amount of such compensation shall take " into consideration any increased value or improvement " which may accrue to the building or other property of the " same owner by reason of the setting back of the building." A possible contingency of betterment that may cheapen the property is set out at length, but the various claims of the owner are shadowed forth in the words "compensation" and "expenses." This evidently needs redrafting.

Is not the whole of this latter portion of Part I. of the Bill (from Sections 7 to 14 inclusively) drawn with such evident disregard of private rights as to justify the adjective "confiscatory" which I have used?

Section 30 requires that every new domestic building—

and this term includes shop property—shall have in the rear a 10 ft. wide open space throughout its entire width; this may only contain above the level of the ground a w.c. or earth-closet, and ash-house, not exceeding 9 ft. high.

This prevents carrying shops throughout the entire ground floor area, as is so often done, and to which I, for one, see no objection. As they have to be top lit, they are usually covered with lead or zinc flats, and can be easily traversed in the event of fire, and provided lean-to skylights against the back main wall of house do not extend the whole length, they often form in such cases an excellent means of escape at back first floor level. The Metropolis Management and Building Act of 1882 now in force does not forbid such continuation of shops over the whole of the back area, as the space is there required to be "above the level of the ceiling of the ground floor storey," but there is no such saving clause in the proposed Bill. Might it not well be inserted?

Possibly the explanation is found in the by-laws under Section 39 of the new Public Health (London) Act, 1891, which forbid an internal w.c. unless one of its sides is against an external wall. This, unless there happened to be a back road, would prevent its being on the ground floor at the back (and, of course, it cannot be got at the front in shop property); also the continuation of the shop at the back prevents it being at the back of the basement; so that under these two new Acts it will be difficult, almost impossible, to get one at all on either the basement or ground floor of large shop premises. Is not this making "man for the w.c. rather than the w.c. for man.

This section further requires that the clear space in the rear of new buildings shall be so that if an imaginary line at an angle of 45° be drawn from the ground level at the back boundary the line of eaves or parapet shall be within

the same, excepting that gables, dormers, and chimney stacks may exceed the same to the extent of one-third the length.

I may add, in passing, that for the ordinary suburban terrace house, of from £32 to £45 rental, about 85 feet will now be required as a minimum depth—say, forecourt 12 feet, house, with back addition, 48 feet, and 25 feet at rear under this new regulation. This is desirable, to avoid overcrowding, and not many may object to it, yet it is at once apparent that there are cases where serious losses may accrue to landowners, and leaseholders too, where there have already been sales—*e.g.*, where roads are already laid out for a less depth, but the houses are not yet built; especially where some houses are built and the frontage line consequently created; also in places where the sides of the estate are now fixed, and it is impossible to get in a 40 feet road and 85 feet on each side, and the road cannot conveniently be arranged at one side of the site. In all such cases only very shallow, or else very low, houses will be possible, and the value of the ground will consequently be greatly lessened.

Another point to be noted is that the ruling of the imaginary diagonal line limiting respectively the height of backs of buildings and the length of clear space at the back will to a great extent necessitate fixing the length of the site before the building is commenced, a proceeding not always convenient.

It will be seen too that many of these regulations will place the value of land at the outskirts of the Metropolitan area at a disadvantage as compared with that immediately beyond it, depreciating the value of the former to the advantage of the latter.

Section 31 at once carries us back to Sections 7 to 14, which I so strongly condemned as unjust and confiscatory. It provides that a domestic building, fronting a street less than 40ft. wide, and erected upon a site which at the com-

mencement of this Act or within seven years previously, has been occupied by a domestic building shall not be subject to the provisions of the Act prohibiting the erection at less than the prescribed distance, provided a clear space, which may be enclosed with a wall not over 7 feet high, be left between such external wall and the centre of the roadway of not less than 20 feet, or if the building exceeds 40 feet not less than half the height of such building; or put briefly, the building is to be set back, but the space so obtained by setting back may be retained by the owner as a forecourt. But mark, no compensation for depreciation is so much as suggested. The public improvement is to be made at the expense of the unlucky owner.

The effect would be to leave a number of forecourts or waste places of little advantage to the public (except for additional light and air), and certainly none to the owners, whilst the loss would in many cases be very great, as the site, especially when the new regulations as to open unbuilt-on spaces in the rear are considered, might not allow of buildings being other than very shallow, and this, not in new streets only, but in, perhaps, crowded thoroughfares that have long existed.

Again, having once got all the buildings set back free from expense or compensation, at how much less cost could these forecourts afterwards be taken into the public path, and the roadway widened.

How cheaply Lombard Street, Threadneedle Street, and such other City thoroughfares might be widened. This may be a *reductio ad absurdum*, but it would be the natural sequence to this section.

Section 33 provides that existing buildings shall not be enlarged, or, if taken down, shall not be rebuilt in any way infringing the new regulations with regard to height, frontage, &c.

Section 38 proposes to enact that no building shall be of greater height than the distance across the road to the building opposite. Some, whilst agreeing with this as a general rule, would yet wish an exception made in the case of corner buildings, on the ground that these afford opportunity for more effective architectural treatment, and that, as the sites are more costly, it is but reasonable that more should be expended on the buildings. There is much in this view, especially as light and air are gained here by the side road joining. It may, however, be urged on the other side that, if it is a site worthy of a specially effective building, reference can be made to the Council, or finally to the Tribunal of Appeal, and if it is not worth that trouble and expense it cannot be worth seriously considering. Still it might be well to have a saving clause permitting, say, 30 feet from the angle each way being carried up an additional 12 feet or so, and the roof of same to an angle not exceeding 75 degrees.

In the schedule of thicknesses of walls there is an alteration that will largely affect small suburban house property. At present walls not exceeding 25 feet in height and 30 feet in length may be one brick thick. This will be so still if there are not more than two storeys, but if there are three then the bottom one must be a brick and a half thick. Now, I maintain that, if an alteration is made, it should be just the other way about, for a wall the said height is more tied by the floors where there are three storeys than where there are but two. Surely the weight goes for nothing, for 9 inches in this class of work is strong enough in either case. The unsuitability of 9-inch brick is, in such cases, more in its failing to resist damp.

The strength in the tying in by joists is certainly not durable, and I would have gladly welcomed a section banishing wall plates and ends of joists from external as from party

walls. The disadvantages would be the slightly greater cost, and a great loss in the tying together of walls, but walls should not be tied in by floors, or together by plates, but by party and cross walls. It is this facility for holding up green walls by built-in timber, that gives such a power of scamping to the jerry builder, and enables him to do with impunity so much work that is really too slight. Also, in the event of fire, how greatly are the external walls weakened by the ends of joists burning and falling out, weakening and dragging the walls down with them. In the course of time, the fir plates also rot, and the wall is weakened on the inside, and inclines inwards, as may be seen in such streets as Cowley and Little College Streets behind the Abbey, and, in fact, nearly all houses of similar date. In the course of another 30 or 40 years half the London houses will be similarly out of the perpendicular.

Pole-plates as part of a roof would, of course, be framed at angles to tie in and take the thrust of the roof, but all wall plates should be on stone or iron corbels or oversailed courses from the walls.

In *Section* 50, Clause 4, it is proposed to be enacted that the flue of any eating-house shall be surrounded with 9-inch brickwork, from the level of the floor on which it is situated to the ceiling of the room next above. No doubt this is right for large establishments, but it seems objectionable to enforce the spending of, say, £25 at least, to carry out such an alteration to an ordinary shop and house, let as an eating-house in a poor neighbourhood, for workmen's use, at a rental of some £40 per annum. Would it not be quite sufficient to require this to be done only to such houses as are of larger size, say of a gross rental value of £80 per annum?

Section 55 requires that every habitable room shall be built in future 8 feet 6 inches high instead of 7 feet, as required by the present Act; and that half the area of each

room in the roof of any building shall be at least 8 feet 6 inches high instead of 7 feet as at present; also that the superficial area of windows shall be one-tenth the floor area of the room, of which one-half must be made to open; and for rooms in a roof one-twelfth area of room shall be the window-area and half opening, or it may be lighted by a lantern light, of which a portion equal to at least one-twentieth of the floor area can be open.

Now, undoubtedly, this is all as it should be for good and healthy rooms. Yet, is not the standard pitched too high? It would perhaps have been well to have raised the minimum height of rooms to 8 feet, and for attics half the area to 7 feet 6 inches high; also the opening areas as proposed, but the lighting areas might have been less. It is only for bedrooms such legislation is required, and a full light is not there as necessary as in living rooms.

This enactment, if it becomes law, will increase the cost of houses rented from £28 to £40 per annum, about 10 or 12 per cent., and houses of this size are those in which perhaps half of the population of the Metropolis dwell; this must, in its turn, increase the rents, and make families endeavour to do with fewer rooms, thus causing social evils.

Further, ordinary cheap suburban houses answer well their purpose in this respect, and do not call for such a high standard as that proposed. It is more in the quality of materials and workmanship that they are deficient than in their cubical contents and lighting.

Again, the improvements of the last few years in artificial lighting, both by gas and electricity, have been so considerable, that there is not the same vitiation of air as with the old fish-tail burner, consuming, or more correctly, passing, 10 cubic feet per hour. The ordinary modern burner consumes but 6, and the latest light but about 3 cubic feet per hour.

But if the first three paragraphs of this Section (55) are open to criticism, what shall be said of Sub-section D, which would enact that "Every habitable room, the windows of "which do not directly overlook a street of at least 30 feet "in width, shall be so constructed as to be lighted by a "window or windows, or by a skylight, whereof a total "superficies clear of the sash frames, equal to not less than "one-twelth of the floor area of the room, shall be above an "imaginary line drawn downwards at an angle of 45° "with the horizon from the top of the parapet, or from the "eaves of any building directly opposite to such window." This would often prevent dining and such rooms, that are chiefly used in the evening, clerks' offices, and counting-houses, being economically planned; whilst it would prevent any bedrooms or reception-rooms in residential flats and model-lodging-houses on any but the top floor being lighted from areas; and when it is considered that such will now all be bottom ventilated, and that in flats many rooms are only occupied for some two months in the year, by those spending only the season in town, it will be seen that this proposal is somewhat fussy. One could quite appreciate such enactments in laying out an Utopia, but they will not work well in the Metropolis, with the present price of land. The standard, in fact, is pitched too high, and is so impracticable that it will be impossible to prevent its evasion. Bedrooms that would come under its restrictions will be called "dressing-rooms," and offices will have their inner sides omitted at first, so as to be parts of corridors, and so on.

In conclusion, the objection has been raised to the Bill that it would entirely sweep away all previous existing Acts and amendments. Is not this greatly in its favour, one of the chief needs of a new Act being, to my mind, that it should be a complete and, as far as possible, a concise and self-contained embodiment of the law. Surely it is a disad-

vantage at present that so much which is enacted at one time is revised in subsequent Amendment Acts.

It has been stated that the County Council have declared that, save for verbal alterations, the Act must stand or fall as it is. If this means that such verbal alterations are to be but casual and slight, it is to be hoped the Bill will be thrown out. But if the needed alterations can be so made as to render justice to those at whose expense contemplated improvements are to be effected, and to effect the rectification of some small points, such as those I have here directed attention to, I, for one, shall wish well to the Bill.

Mr. T. M. Rickman (Fellow), in proposing a vote of thanks to the author, said that the Paper was sufficient evidence that he had considered the Bill from many points of view, and had gone through the different clauses in a manner that argued great experience in dealing with buildings in the Metropolis. It was most desirable that the Bill should be subjected to a thorough discussion. That such a Bill was needed, and that the existing Building Acts required alteration in many details, had been recognised, not only by the introduction and passing of several Amendment Acts, but by the long consideration which the Institution and other bodies had given to many of those details and the suggestions which had from time to time been forwarded to the London County Council for their consideration. Many of those suggestions had been adopted in the Bill; but many had not. He thought that in many instances they had not been thoroughly understood, perhaps because the County Council had not been in sufficiently close communication with the representatives of The Surveyors' Institution to enable them to discover what the real bearings of the points were.

It would, he thought, have been a great convenience to

the Committee of the Institution engaged in considering the Bill, if they could have obtained more copies of it, either by payment or through the benevolence of the London County Council, although, no doubt, the Paper, in itself, gave a very sufficient amount of information as to what was contained in the Bill.

One of the most important points for discussion was the fact that the Bill dealt with buildings erected on new and old sites as if they were the same. Many objections had been pointed out—some of them in the Paper—to such a mode of dealing with the matter. Many existing buildings had changed their owners, and had passed from hand to hand at enhanced prices, because of the special business of the locality, and the question whether the frontage of such buildings should be set back without compensation was a very serious one.

He felt sure that the County Council, when putting forward the Bill, must have simply left out the clauses on the subject of compensation, and he had no doubt that they would be prepared to reintroduce them when the Bill came up for serious consideration in Parliament.

The form of arbitration mentioned, involving a change from the present system of award—that of two out of three surveyors—and substituting for it the award of one out of three, without the sanction of the others, and sometimes to the dissatisfaction of both, was a point which should be seriously considered. The old system had worked admirably, and was well understood by all concerned.

Again, there were certain definitions in the Bill which required careful consideration. For instance, the expression "new building" meant and included, first of all, the erection of any building. Then, it included the conversion into, or using as a dwelling-room any room or part of a room used as a shop which also constituted a new building, and,

so far as he could make out, it was implied that in such a case the frontage was to be set back 20 feet from the centre of the road. There was also a clause making any addition to any building, by raising any part or making any projection therefrom, so far a new building. The conversion of a dwelling-house or any part of it into a shop made the whole a "new building."

Again, the adoption of the angle of 45 degrees was a very serious matter. The old enactment in the Building Act was that a certain space should be required to be allotted to the building, which might only be adjoining land, but by late Acts it was to be allotted specially to the building. But in the old Building Act what seemed to be a very reasonable clause was inserted—that this space should only be required if there were any rooms which could not be lighted from the street. He would like to hear some discussion on the subject of so important an addition to the requirements with regard to the space about a building.

There were certain points which had to be defined by the superintending architect for the time being; for instance, as to which was the back and which was the front of the building. Those were definitions which he did not see how that official could actually arrive at. There were also certain points in the Bill which the London County Council would take into consideration, and on which, after a long time, it would give its decision; but would it not be desirable that, in giving a decision, it should at the same time state the reasons on which the decision was based? With regard to the question of new by-laws, the Institution had been referred to from time to time, when these had been proposed to be promulgated. The Council of the Institution had, time after time, considered the by-laws very carefully indeed, and they certainly did feel

that their representations on behalf of the Institution had not had due consideration. He saw nothing in the Bill which would prevent the County Council from simply putting aside the suggestions of the Institution or other expert bodies, as had been done before, and giving no attention to them. The by-laws should also be subject to revision, yet the revision of by-laws, so far as he could see, was not even alluded to in the Bill, though it might possibly be mentioned in some out-of-the-way corner. Another question which should be discussed by a body having such great experience as The Surveyors' Institution had, was that of giving additional discretion to the district surveyors in the matter of the support of bressumers, and as to the construction of staircases, and so on. Some further discretion was left in their hands by the Bill, but it was a serious question whether such matters should not be more exactly and definitely laid down, rather than that greater discretion should be given to district surveyors.

One important definition—"the base of a wall"—would require very grave consideration. One of the principal difficulties about which surveyors and architects had been contending with district surveyors for years past was the proportion of openings in the external wall. There was no question that in a very large number of business premises in London the front wall of the house was not required until the level of the first or second floor was reached. The back wall of the house, or the main portion of it, was not required until the first floor level. If at those levels some strong bressummer were put across (or a beam or girder), that would take the place of the base of the wall, and there was no necessity for footings in such a position. There was a definition in the Bill which might be intended to cover this point, but it was ambiguous.

Then came the question of the area of the openings to be

allowed in an external wall. As he read the Bill, the openings were not to exceed half the length of the wall in any one storey. But there must be a certain amount of brickwork below the sills, and above the heads, and the consequence would be that the openings could not be nearly one half of the superficial area of the wall of the storey. What particular words should be used in order to explain the amount of opening to be allowed, and which had been allowed for years past, notwithstanding all the Building Acts in existence, was a point for thorough consideration.

As to the thickness of the walls, he was not aware that there was any general consensus of opinion that any serious addition to those prescribed by the Building Act of 1855 was required. He had read carefully through the Schedules 1 and 2 of the new Bill, and had compared them with the old ones, and it appeared to him that as regards almost all buildings there was one storey in the walls to which an additional half-brick had been given, but he was not aware that the mere addition of a larger quantity of brickwork always strengthened a house.

Mr. H. A. Hunt (Fellow) said he did not propose to indulge in any criticism of the Bill. A Committee of the Council of the Institution were dealing with it section by section, and would subject the whole Bill to a scrutiny which could not fail to improve its details and ensure its usefulness. He merely rose to second the proposition that a vote of thanks should be accorded to Mr. Blackbourn for this most interesting Paper, wherein he had pointed out the many advantages as well as the many disadvantages and pitfalls in the Bill. He was sure that, when the County Council had before them the alterations and improvements suggested by the Institution, they would take the advice of those most competent to assist them, and would agree to some modifica-

tion of their views. He hoped that their declaration as to standing by the Bill in its present form would not be adhered to. If it were modified in a reasonable manner, one might well wish it success.

Dr. G. B. Longstaff (Visitor) said that, while crossing the Horse Guards' Parade, on his way to the Meeting, he felt himself very much in the position of a volunteer colonel who was called upon to execute a difficult manœuvre in the presence of all the officials of the Horse Guards.

As Chairman of the Committee which had framed the Bill, he had come to the Meeting looking upon it as almost an excursion into the enemy's country, but he was very much relieved by the kind way in which Mr. Blackburn had treated the Committee, and he had felt his courage rise again when he heard the Paper read. In the Paper the author had asked what was the meaning of a circular letter sent by the Building Act Committee of the Council to the various technical Institutions connected with the question of building. What that meant was that it was of no use that anyone should suggest to his Committee that they should amend the Bill by omitting all the words after "Be it enacted that," and inserting other words, as, he was informed by a Parliamentary draughtsman, had been done before. The County Council had thought it would be quite useless starting such an objection as, for instance, that the whole of the buildings of London should be treated by by-laws and not by statute, or that the office of District Surveyor should be abolished; but the Committee in charge of the Bill did court the very fullest possible criticism. They believed that the Metropolitan Board of Works, when they introduced a very valuable and clever Bill, erred very greatly in not taking the various opposition bodies into their confidence, and the

Committee over which he had the honour to preside had adopted the reverse course. The Surveyors' Institution, together with other bodies, had received a copy of the County Council's first draft of amendments two or three years ago, and had also been given copies of this Bill a very few days after it was in the hands of the Council.

He thought he should do most service by stating the more general grounds on which the Bill was founded, so as to enable the Members present to more clearly understand the case for its introduction. The Act of 1855 had as its *motif*, chiefly and mainly, protection against fire, as had also the Acts which preceded it. The various amending Acts which had since been passed had a gradually increasing tendency to consider the question of sanitation, but in the Bill now under discussion, while protection against fire and general stability received full consideration, the predominant *motif* was health. He would like to remark, in connection with the question of stability, that the point raised by Mr. Rickman as to bressummers was one that had caused the Building Act Committee great trouble. There were few things more difficult to specify for than bressummers, so far as laying down general rules for their dimensions went. It had been represented to his Committee by coroners' juries, by the County Council's Fire Department, and by other bodies, that one of the greatest evils from the point of view of fire was the iron or steel bressummer, which always buckled, or did something unexpected the moment a fire occurred. They had thought it necessary, therefore, to give certain discretionary powers to the district surveyors, because it was obvious that there must be wide differences in the span of bressummers and in the weights to be supported. What might be quite sufficient as a bressummer to carry a private house above a shop would very likely be totally unfit to carry the façade of a ware-

house having a great weight of goods stored on the upper floors. At the very last moment bressummers had been inserted among the matters to be dealt with by by-laws. The Committee had been assured by gentlemen of experience that, in houses of the cheaper class, the scamping of wooden bressummers to bay windows was one of the greatest evils in building.

The Act of 1855 had been passed in the palmy days of stucco Victorian—days which were now in their decadence —and in that Act were many provisions, which did not hamper the architects of that day, but which were now found unduly restrictive; there had therefore been introduced into the present Bill certain clauses which allowed people to do various things that they could not do under the previous Act. The County Council would be the last to say that this or that style must be adopted, but they did hold that a Building Act should not be so drawn as to prevent an architect carrying out his buildings in this or that style. The real basis of the Bill was the consideration of the public health. Not only had this been always before the mind of the Building Act Committee, but all the amendments which had been urged by the Council upon the Building Act Committee in the direction of greater stringency were supported on the ground of advantage to the public health, and on this ground of public health the stand of the Council would be made. The Committee would maintain their position that much greater provision must be made for the public health than in the past, and it would be for surveyors and other experts to arrive at a reconciliation of what was theoretically desirable with what was actually practicable.

It must not be imagined that the London County Council had any intention of abandoning the Bill. They meant, if Parliament allowed it, and if political circumstances allowed

it, to pass a Bill to consolidate and amend the Building Acts of London. If they could not get that Bill in its entirety, then they would accept as much as they could get.

They felt that opposition to a Bill of this kind must proceed on many different lines. They believed that, in many instances, it might be pointed out in discussion that the words of a particular clause were ill-chosen, and that better words might be substituted, or that a meaning was conveyed which was not intended to be conveyed, but all this was in the nature merely of criticism, and anything that experts could suggest would have the most careful consideration. He scarcely agreed with Mr. Rickman that (at least during the five years he had been on the Building Act Committee) suggestions had been thrown aside without consideration. Every proposition had had careful consideration. It had not been possible, of course, in the case of a whole sheaf of suggestions to give reasons for every conclusion with respect to them; but he could certainly pledge himself and the Council, so far he might be permitted to do so, to thoroughly consider any suggestions sent to them. It was in the interests of all that the opposition should be centred upon as few points as possible, and that the fight should be short, sharp, and decisive, and not spread all along the line.

There were one or two points of difficulty to be considered with regard to the question of space about buildings. The law in London with reference to space about buildings was behind the law of nearly every great city in the civilised world. He did not believe there was any city anywhere where one could crowd buildings together with so little regard to the health of the people in them as in London, and he might frankly say that the Council were strongly resolved that they would pass a Bill which to some extent would remedy that state of affairs. There was a special

department of the Council which had to do with the clearing away of slums, and they found that the work of clearing away slums, under the present law, was perfectly hopeless. If a slum was condemned by the medical officer of health, all the interests had to be bought out, and it had to be reconstructed. No good, or scarcely any, resulted from the working of the provisions of the Housing of the Working Classes Act, which it was thought would do so much by declaring houses unfit for habitation. As the law at present stood with regard to a house condemned as unfit for human habitation, the owner of the house might pull it down, and build upon the site a lofty building which would, indeed, give the people living in it the benefit of a new house, but which would be no improvement upon, but be far worse in respect of light and air than, the one which it had replaced. When it could be proved that there were, in London, "model" lodging houses erected within 15 or 20 years, the lower floors of which had been condemned and were now closed, it would be agreed that the time had come when such buildings should not be allowed. The position was such that one had to consider not merely the owner of the building and the voluntary tenant, but the future tenant who was not voluntary. If the lower storeys of buildings were dark and dismal, then, putting aside the question of health and their undesirability as dwellings, the rents of these lower rooms fell, and soon a poorer class of people went into them. These tenants depreciated the value of the rooms above; and their rents in turn were lowered, and in the result the tenants of the whole block went down in the social scale, and in a very few years there was a slum again, with the additional disadvantage perhaps of being six or seven storeys high instead of only two.

Something had been said by Mr. Blackbourn, with a considerable show of reason, about its being confiscatory to

compel an owner to lay out a street 60 feet wide. If it were now the year one, he (the speaker) would agree with him, or if London were Utopia—for Sir Thomas More only stipulated for 20 feet;—but these conditions had been left far behind. Since the by-law of the Metropolitan Board of Works had fixed the width of a street at 40 feet, though there might have been complaints at the time, everyone, more or less willingly, assented to the fact that streets had to be 40 feet in width. In some cases, *primâ facie*, even 40 feet was an excessive width, but the by-law had been so laid down, and the people of London in general had now found that it was a very good thing for them that, in the last 30 or 40 years, they had not been able to evade it. So strong was the feeling in the Council that width was important, that it was with difficulty he had excluded from the Bill a power to compel local authorities to make all streets 50 feet in width. But he had seen the positive evils, in America, of making streets of an unnecessary width. The local authorities would not repair them and keep them up in such cases. But there were many cases where it was advantageous to have streets made wider. It was surely to the interest of landowners themselves that fine, wide thoroughfares should be laid out on their land, for, in the end, they would be the gainers by it. Then, Mr. Blackbourn had alluded to the suggestion as to setting the line of frontage of buildings back five feet. What was gained by that? In the first place, owners could build 10 feet higher by the law as it now stood; and next, they would have a forecourt in front of the house; lastly, it would be comparatively easy for the street to be widened, say, to allow of a tramway being laid in it. One of the great difficulties which both the Metropolitan Board and the London County Council had to contend with was to prevent corner houses projecting beyond the line of the other buildings of

the street. Now, this clause would set all houses back five feet. The clause was not unfair to traders, because the man who dedicated his house to the purposes of retail trade created a traffic, and it was only right that he should provide five feet extra to accommodate that traffic.

With regard to the *reductio ad absurdum*, in the case of Threadneedle Street, &c., the London County Council could claim to have some members who, at all events, had a little sense, who felt very fully indeed that such provisions could not be applied to many of the business streets of London. They had thought much as to the way in which the exemptions should be drawn, but the difficulty had been so great that they were glad to consult their chief opponents, and discuss with them as to the nature of the compromise necessary. Here he would add that if, after the suggested amendments had been sent in, the Institution would (like the Institute of Architects) send a small deputation to talk the matter over round a table, his Committee would very heartily receive them. It was quite plain that in certain places the regulations could not apply. But it was not thought wise to exempt the City, for two reasons. First, the City, though for the most part homogeneous, was not quite so. There were slums even in the City, and there were areas outside the City which were every bit as deserving of consideration as were those inside it. It was, therefore, felt that the exemption should not be drawn according to lines of local government, but that there should be exemptions applicable to each particular class of case. If a particular street was to be exempted because there were banks and offices on both sides of it, then that consideration would apply in Holborn or the Strand, as well as the City.

He thought that the Members would have noticed that some of the points introduced by Mr. Blackbourn were not new at all, such as the Sky Signs and the Building on

Low-lying Lands, which were dealt with last Session. The plan suggested by Mr. Blackbourn for treating sky signs as dangerous structures had been tried, and it had failed.

As to the question of the forecourt, the County Council declined to allow the Building Act to be made the means of cheaply widening narrow streets. The only reason why a man should be interfered with on rebuilding his house was on the ground of public health. Besides, a forecourt was a thing which a man could sell: he might not get much for it, but what he got would be better than nothing.

As to the height of rooms, 8½ feet was not a very great height. The Council wanted to make it 9 feet, but it was afterwards brought down to 8½ feet.

All knew very well that the evil of jerry building was in the bad workmanship and materials; but he would ask how jerry builders could be prevented from so carrying out their work. District surveyors could not do it, but they could insist that certain regulations were to be observed with regard to heights, breadths, distances, and so on.

The Interpretation Act stated, he believed, that the power to make by-laws includes the power to revise them.

The question of the "base of a wall" had exercised the Committee a good deal. After a conference with District Surveyors, they had decided to give two definitions of the "base of a wall"—that was to say, to treat a wall resting on a bressummer as different from a wall resting on the ground.

As regarded openings, they had practically agreed with the District Surveyors to exempt ground floors altogether. It was well known to all fire experts that the greater the area of openings in the street wall the greater the spread of fire from the building.

He thanked the Institution for the opportunity afforded

him of stating his views, and hoped that what he had said would remove some misconceptions as to the true intentions of the framers of the Bill.

Professor R. Kerr (Visitor) said that the remarks of Dr. Longstaff must convince the Members that at the hands of his Committee all parties would receive fair play, and this, after all, was the principal consideration. The Building Act Committee were, it was plain, actuated by a desire to benefit the public, and he was sure that The Surveyors' Institution would join with another Institution with which he was concerned in assisting the Council to carry out so laudable an object. The question of utilising the land of private owners for the benefit of the public health was a most suitable one for the consideration of the Institution, and must be dealt with in a strictly impartial spirit, for their representations, with those of the Institute of Architects and the Institution of Civil Engineers, must have great weight with the Council, and with Parliament, and the public. Members of the Institution were experts on the question of value, but he would ask them to lean towards the side of the public as far as they could conscientiously do so in dealing with the question of the advantage to the public health, more particularly in the suburban districts of this overgrown town. If the plan of a town were taken and successive concentric circles of regularly increasing radius were drawn from its centre, it would be too plain for argument that the necessity for crowding decreased with the increase of distance from the centre, and those who knew London and its traffic would have before their eyes a plain illustration which could not be questioned. It was true that in London there were several centres, but that was a secondary question, and if one would take the City as the centre, and draw the circles round at equal distances, and then consider the question of necessity

for overcrowding, it would be found to be obvious that it diminished as the distance from the City increased. What he understood Dr. Longstaff to explain was that the chief motive in the minds of the London County Council was the amelioration of the condition of London houses with regard to air space. There was no doubt that if men polluted the air in which they lived they killed each other, and that the air in London was polluted, was unfortunately too patent a fact. If, therefore, Dr. Longstaff and his colleagues could devise a scheme whereby, at somebody's expense (he would consider in a moment at whose), the methods of utilising the air of London for the health of its inhabitants could be improved, then he would say that he was conferring upon the public at large a manifest benefit.

The question for surveyors was, at whose expense should this be done? Take, for example, a piece of land which, to use a very suggestive expression, was being "developed" as building land. That meant that ground-rents were being created out of nothing, and if Dr. Longstaff asked that, within even slightly unreasonable limits, the expense of the improvement of the health of the suburbs should be thrown upon the owners of these nothings that had to be converted into valuable ground-rents, his demand only seemed a fair one in view of the immense public benefits conferred.

Another point was, that if a man's house was thrown back 10 or 20 or 5 feet even, it was not to be considered that he was being deprived of the value of front land, but only of that of back land, because the loss that he suffered was the loss of so much depth at the back and not at the front, and, per contra, he was getting the advantage of a frontage on a wider street, and he (Professor Kerr) was not quite sure but that, in fact, the one side of the equation would balance the other. If the question was looked at impartially, and not only from the point of view of land-

owners, but from the point of view of the owners and of the public too, he thought the London County Council would be doing a great service in furthering the improvement of the air spaces of London in this way.

As to taking away a man's land in a narrow thoroughfare and cutting off the back yard as well, and thus, perhaps, reducing the 30 feet to 12 feet, as suggested by Mr. COLLINS, it was not likely that the County Council would attempt to perpetrate an absurdity of that sort. The County Council, moreover, reserved to themselves the power to modify their regulations in a case of this kind, so that Mr. COLLINS need only go to them and plead his own cause. Perhaps Dr. LONGSTAFF would not object to being told what was the great objection the building world had to the London County Council's action in these matters, and there had been the same objection to the Metropolitan Board. It was the delay in obtaining a decision. He saw by the present Bill that it would take three months for the Council to give a decision, but he would go so far as to alter the time to seven days, and if the London County Council could even manage to give decisions offhand it would be a very great practical boon.

A very important point which the public would presently raise, was that the London County Council were proposing to overwhelm themselves with a mass of business in detail with which they could not possibly cope, and the way in which the building world, of which he knew something, would express it would be that the London County Council could not do it all and do it well. He believed that Dr. LONGSTAFF was animated by a single desire to do his work faithfully and well, and a better man for his position could hardly have been found. But if the public saw that the work was not thoroughly done, fatal objections would arise in a few years, and it seemed to him that the County

Council would do well to relegate a good deal of the detail work to the district surveyors, in whom, he believed, the public had very great confidence as a rule. From his own experience he found that the owners and builders in his district did without question what he advised, and he thought that was the case with most of his colleagues. If the district surveyors could be elevated in status instead of lowered, and well paid instead of ill paid, then he was quite sure half, or three-fourths, of the work might be done by the district surveyors, they, of course, taking instructions and reporting their proceedings faithfully.

Mr. H. T. Steward (Fellow) said he should like, on behalf of the Institution, to express thanks to Dr. Longstaff for the proof he had given, that the Building Act Committee of the London County Council desired to do only what was just, and in the interest of all the parties concerned. This hardly appeared plain from the wording of the Bill; but Dr. Longstaff had given the hint that what was written was not unalterable, and that the County Council were open to suggestions, from any properly constituted authority, which might aid them in bringing the Building Act into a practical and workable form. He thought he might say, on behalf of the Institution, that they would be glad in any way to aid the Committee in so good and laudable an endeavour.

The Chairman said the Members of the Institution were much indebted to Dr. Longstaff for his explanation of the County Council's attitude and motives. The Members of the Institution did not wish to oppose the Council, but to co-operate with them as much as possible; and to have heard Dr. Longstaff say, as Chairman of the Committee, that suggestions would be duly and carefully considered,

was most encouraging to those whose experience taught them that certain points in the Bill were quite incompatible with justice and the true interests of the public. A Committee of the Institution was now dealing with the Bill, clause by clause, and he hoped that when their suggestions came before the County Council they would receive the consideration which, he might be permitted to say, was due to the views of practical men, the business of whose lives it was to study the practical side of the questions dealt with in the Bill.

The vote of thanks having been put, and carried unanimously, the discussion (on the motion of Mr. A. R. Stenning) was then adjourned to the next Meeting.

No. 331.

AT

THE ORDINARY GENERAL MEETING

Held on Monday, February 19th, 1894.

CHARLES J. SHOPPEE (PRESIDENT) IN THE CHAIR.

The discussion on the Paper read at the last Meeting by H. Blackbourn (Fellow), on "The London Streets and "Buildings Bill, 1894," was resumed by

Mr. A. R. Stenning (Fellow), who said it would be admitted on all hands that there was a great necessity for some new Building Act for London, incorporating all the existing Acts, Amendment Acts, and By-Laws, and the Bill of the London County Council undoubtedly carried out that object to a very great extent. The draughtsman was to be commended for his admirable division of the Bill into "parts," which would facilitate reference; indeed, speaking as a district surveyor, he considered the Bill, as at present drawn, to be very simple and easily to be understood. With the modification of some small details, it would be found to meet practically all the requirements of the present day.

The parts to which most objection would be taken were parts 1, 2, and 4. It was, no doubt, very necessary in a city as large as London to have round all buildings as much air and ventilation as possible; but he failed to see why the widening of streets and thoroughfares should be carried out at the expense of private individuals. It was most oppressive that land should be taken from owners without compensation. In the suburban districts, where new estates were to be laid out, the provisions as to the setting back of buildings and so forth would not be of much importance, but in crowded thorough-

fares it would press very hardly upon owners of plots of land of but small depth, who must comply with these provisions at the total sacrifice of a considerable proportion of land which at present had a high value. Section 13, providing for compensation to "the owner," did not cover the whole ground: the words he thought ought to be "the owners of "any interest in the property." He quite agreed with the latter portion of this clause:—"Provided that the tribunal "in assessing the amount of such compensation shall take "into consideration any increased value or improvement "which may accrue to the buildings or other property of "the same owner by reason of the setting back of the "building." If any benefit really accrued to the person whose property was set back, it was only fair that it should be taken into consideration.

With regard to the Tribunal of Appeal, he considered that, constituted as provided in the Bill, it would be a strong tribunal, and one which would command confidence. There should, however, be added, in Section 152, a provision for the appointment of a member in place of a member becoming ill or dying.

Referring to the remarks, in the Paper, upon Section 159, it should be pointed out that the fees there referred to were in the nature of establishment charges, to meet the expenses of the tribunal, the costs as between the parties being dealt with in Section 158.

Section 57 contained the following provision:—"In "every building every lift (the superficial area of which "exceeds ten feet) shall be enclosed with brickwork 9 inches "thick, and any openings in the enclosure of such lift shall "be closed by wrought-iron doors or shutters hung so as to "close themselves." He thought the last part of this provision quite unnecessary. The self-closing doors would lead to many accidents, and as a protection against fire were

not needed, for in an ordinary building with doors 7 ft. high from the floor, sufficient space would be left between the top of the door and the next floor to prevent the flames reaching it. Further, self-closing wrought-iron doors would seriously interfere with ventilation and, to some extent, with light.

Section 68, dealing with the enclosure of railway arches, was undoubtedly a good one. Arches totally unfit for human habitation were now so used, and there ought to be some control over the railway companies in this respect.

With regard to staircases at railway stations, the Board of Trade already had power of control over these, and he did not think the control could be in better hands. Mistakes were no doubt sometimes made, but this was not a matter which ought to be relegated to district surveyors.

On page 164 of the Paper reference was made to Clause 67, which dealt with staircases of churches and chapels, and it was suggested that rules ought to be laid down as to steps, and so forth. The district surveyor really had, at the present time, control over this matter, because, churches and chapels being "public buildings," it was within the power of the surveyor to refuse his assent to the plans unless he were satisfied as to staircases.

The table of floor joists given in Section 43 was, to his mind, unsatisfactory. Single joisting of 18 or 20 feet span for a dwelling-house was too light. He would advocate much stronger joists for floors.

As to bressummers, Section 42 placed it within the discretion of the district surveyor to require what he considered necessary, and it would be a pity to burden the Bill with specific provisions on this point.

With regard to the regulations affecting the thickness of walls in Schedule I., he considered them to be no more than was absolutely necessary. In his opinion 14 inches was none too thick for the bottom storey of a building of three

floors. This was just the class of building most likely to be scamped, and it was highly desirable to provide for proper stability.

Referring to Section 55, dealing with the height of rooms, Dr. Longstaff had stated that some members of the County Council wished to provide for 9 feet, and that 8 feet 6 inches was adopted as a compromise. He (Mr. Stenning) considered that 8 feet would give quite sufficient air space; the additional 6 inches would mean a proportionate increase in the cost of warming the room.

He agreed with Professor Kerr that the status of the district surveyor should be improved rather than lowered, as it might be under this Bill. The present Act was very difficult indeed to carry out, and this Bill would make the duties of district surveyors even more onerous. He held that district surveyors should be men in practice on their own account, and retaining their private practice in addition to their public duties. This would secure for the position men of the greatest ability and standing in their profession.

He trusted that the result of the discussion would be that the amendments suggested by Members would be favourably considered by the County Council, and that the Council would appreciate the efforts of the Institution to make the Bill workable and practicable, and one that would last as long as the Act of 1855 had done.

Mr. H. H. Collins (Fellow) said that if any proof were needed of the self-denying character of the surveying profession, it was to be found in the fact that the Council of the Institution had invited a discussion on this Bill, which was one bristling with controversy, and contained the germ of difficulties certain to arise, and to afford for Members (the purely surveying Members as well as the legal Associates) and their successors, a long period of active

professional occupation, and, he hoped, remuneration. The dominant principle, or want of principle, permeating the proposed measure was one which, he felt sure, would find neither welcome nor favour in that room.

The Bill embodied

> "The good old rule
> "The simple plan,
> "That they should take who have the power,
> "And they should keep who can."

That being the principle running through the Bill, he confessed that he could not join with the previous speaker in the kindly welcome he had accorded to it. It was true that the sub-committee of the County Council had most courteously received the representations of the district surveyors, and if the suggestions they had made were acted upon, the Bill would, he thought, be improved, to the great advantage of the public; but he would ask Members not to be led away by the suave and courteous, but misleading phrases, of the amiable gentleman who represented the County Council at the last Meeting. If all the members of the County Council were like Dr. Longstaff, no fear need be entertained of any Bill that body might bring forward; but, unfortunately, this was not the case.

In the first place, he (Mr. Collins) took exception altogether to the manner in which this Bill was brought forward. All former measures dealing with this subject had been introduced by the Government of the day; this was a Private Bill. He had nothing to say against the County Council for having honestly endeavoured to improve the Building Act; and he confessed that the time had certainly arrived for improvements to be made. But instead of being, as it was at first stated to be, a Consolidation Bill, this was a new Bill.

One of the points on which he found fault with the

draughtsmanship of the Bill was that everyone was put to the trouble of finding out what was new and what was old. It was quite enough to have to study all these numerous sections, without having to dissect it clause by clause to find which was derived from the old Acts and which was entirely new, and subversive, as he ventured to think, of all building regulations in the Metropolis. The Institution had no desire to act in opposition to the County Council, particularly when its object was a good and useful one, and he admitted that this was an honest endeavour to do some little good; but he hoped that the Institution would, as the result of this discussion, determine to follow the example of the Royal Institute of British Architects, and oppose the Bill, if only to have a *locus standi* on the question.

There were certain clauses in the Bill which really did not belong to a Building Act at all, and which he thought it incumbent on the Members of the Institution, custodians as they were of such large interests, to oppose to the utmost of their power.

In the time at his disposal it was impossible to deal with every clause in the Bill. The preamble might be taken to be proved. Everybody admitted that the time had come when it was necessary, owing to exigencies of civilisation, new modes of business, and various necessities of commerce, to make some alterations in the law. But the preamble was not entirely correct. It should have concluded by stating that the object of the Bill was to provide a new way of acquiring property without paying for it. The Bill, as it stood, was of a predatory, confiscatory, and despoliatory character. It was scarcely a pure Building Act Bill; it incorporated a great many other objects. At least five complete sections had nothing whatever to do with the Building Act—for instance, those dealing with the formation and widening of streets, with the lines of

buildings and frontages, with the naming and numbering of streets, with sky signs, and with dangerous and noxious businesses.

He certainly approved of the large majority of the Building Act clauses. He thought they were improvements, and showed an honest attempt to meet the requirements of the times. With that admission, he passed to the portions of the Bill with which he strongly disagreed.

In the matter of By-laws, it was very desirable that the public should know definitely what was required of them. If the County Council were to have, as appeared by Section 136, a power of relaxation or adaptation of various provisions of the Bill in their application to special or exceptional cases, that was all that could be necessary; but it seemed they were to have power to keep making new by-laws, as they had been doing for a number of years, rendering it almost impossible to carry out building operations, and there was to be no finality.

The composition of the proposed Tribunal of Appeal was most unsatisfactory. It was true that this Institution would probably nominate its PRESIDENT; and that an architect of repute would be nominated by the Royal Institute of British Architects. But, judging from recent discussion before the latter Institute, the architect nominated would probably be an æsthetic gentleman, who knew nothing about valuations or the practice which had guided surveyors in compensation matters for the last 77 years. Then there was to be a Civil Engineer, who would know less than nothing about the subject; a fourth member was to be nominated by the Secretary of State, probably a barrister, and the fifth by the County Council. The latter gentleman would obviously and necessarily have a bias. The only member of the tribunal who would be competent to deal with compensation matters—the nominee of this

Institution—would always be in a minority, and there could not, therefore, be adequate protection for the public. In the last fifty years there had been passed the Lands Clauses Act of 1845, and Michael Angelo Taylor's Act had been in existence for 77 years; there had been cases and judgments in plenty. Every architect and surveyor in extensive practice, and every counsel, had these Acts and decisions at his fingers' ends. Now, all this was to be thrown aside and an entirely new process established. He objected altogether to such an unreasonable and unnecessary change. Again, in place of the practice, which had worked well for 40 years, of the surveyors on either side amicably settling disputes, it was now proposed that, of necessity, an umpire should be called in, with the probable result, in many cases, of a great loss of time, temper, and money. No one had asked for this, and it seemed to him it was a principle of "meddling "and muddling" in every sense of the word.

Section 7 related to the setting back of houses, and provided an appeal to the tribunal, but there was not a word about compensation being paid for land given up.

Section 78 would be a fruitful source of litigation. Subsection 3 provided: "The building owner shall be liable to "compensate the adjoining owner, his lessees or occupiers, "for any inconvenience, loss, or damage which may result "to them by reason of the exercise of the powers conferred "by this section." He could imagine nothing more delightful than to be engaged in a case of that kind.

Section 174 was obviously unfair. It read: "A con- "tract made before the commencement of this Act for the "construction of a building or structure, or the execution of "a work, shall be carried into effect in conformity with this "Act as if this Act had been in operation at the time of "the making of the contract." This interference with the

contracts made before the commencement of the Act might and would work most immorally. Then, Sub-section 3 provides that: "Where a lease or agreement for a lease "has been made before the commencement of this Act, "whereby a person is bound to build or construct any "building or structure or do any work, the building or "structure or work to which the lease or agreement refers "shall be built or constructed or done in conformity with "this Act, as if this Act had been in operation at the "time of the making of the lease or agreement, and the "difference of expense (if any) caused by the operation of "this Act, and the compensation to which either party to "the lease or agreement is entitled by reason of the "operation of this Act, shall be paid or adjusted by or "between the parties."

This provision would practically stop any building for some time to come. The worry and anxiety of building were quite enough without having this obnoxious clause intervening between builders and their clients.

Coming to the exemptions: when he had put a particular typical case of hardship to Dr. Longstaff, that gentleman had replied: "Oh, we shall, of course, except "such cases as that." But that involved, at all events, three or four months occupied in application to the County Council, with the value of the property meanwhile trembling in the balance.

In the former London Building Acts Consolidation Bill it was not proposed that its provisions should extend to the City. But the County Council had now altered their views entirely. What was the reason? "Oh," said Dr. Longstaff, "there are slums in the City, just as there are in other "parts, and those slums must be removed"—of course, at the expense of the owners. He (Mr. Collins) had carried on his profession in the City for the last forty years, and, instead

of finding slums in it, he had found it the most pleasant and the best regulated and healthiest City in the world. And further he had inquired about these alleged slums of Dr. Sedgwick Saunders, who probably knew the City better than anybody else, and that gentleman's reply was as follows:—"There are no slums in the City, although, of "course, some tenement houses require amendment. The "Commissioners of Sewers have special powers, under their "Acts of 1848 & 1851, for dealing with unwholesome "dwellings. Whenever a house is found to be unwholesome "or unfit for human habitation, it is closed or pulled down "without any application to a magistrate. During 1893, "thirty-seven houses were so dealt with, of which twenty "were demolished, and seventeen condemned and closed "as unfit for habitation. The amount spent for improve-"ments by the Commissioners during the year 1893 was "£138,417 10*s.* 5*d.*"

He felt able, therefore, to traverse Dr. Longstaff's statements about the slums in the City. The death rate of the City had not for a great many years been more than 10 in 1,000. There was, on these grounds, no reason why the City of London should not be exempted from this Bill as it had been exempted from all previous Acts. He did not allude to the building clauses of the Bill, but all the other portions were totally inapplicable to the City.

It was proposed to exempt hospitals, workhouses, asylums, and such establishments, but having regard to the number of accidents that occurred in such places, he thought it was undesirable that they should be exempted. He believed that, as a matter of fact, the Committee of the County Council had seen the justice of this view, and had agreed to re-include those institutions in the provisions of the Bill.

He wished to call special attention to the definitions. One, in particular, deserved the careful consideration of

everyone present, because it dominated the whole Bill, and would create an immense amount of litigation, and would, in fact, prevent proper buildings being carried out. As an architect, he would himself be inclined, if the Bill ever passed into law, to try to evade it at every step. "The "expression 'new building' means and includes the erection "of any building: the re-erection wholly or partially on the "same site of any building of which an outer wall is pulled "down to or within ten feet of the surface of the adjoining "ground." What would be the outcome of that? A girder would be put in to carry the top floor, and the top floor would be reconstructed; then the girder would be removed, and the process repeated with the floor below. No doubt there would be a worse building, but the builder would have succeeded in evading the Act. There were many other ways in which it might be evaded—indeed, there was no one who better knew how an Act was evaded than the district surveyors themselves.

In Sub-section 10 "ground" was defined to mean "land "whether forming for the time being the site of a building or "structure, or not."

That definition could obviously be twisted in many ways, and it should, if it became law, afford plenty of work for the legal Members of the Institution.

"Places of business," again, ought to be clearly defined, and broadly distinguished from dwelling-houses. It was said, for example, that 10 feet must be left behind the building on the ground floor. He failed to see the use of that. There seemed to be some theory on the part of the Fire Brigade that it would be a bad thing not to have this ground left open behind houses; but what earthly wrong would be done to a business premises like "Shoolbreds" or an "Art Gallery" or any building of that kind by covering over the back of the ground floor with a skylight? Those familiar

with transactions in city property knew that they looked to the ground floor and the basement to pay the ground rent, and if 10 feet were to be taken off the whole length of the building, a very considerable loss would be sustained and a large reduction would have to be made in the net rent derivable from the property. In the case of dwelling-houses, he agreed that such a clause might be applied with some advantage; but he hoped the Institution would set its face against the application of the clause to places of business.

Section 13 contained provisions, for the setting back of buildings upon re-erection, which seemed to him to be simply astounding.

In reading the sub-section dealing with compensation it was not easy to understand what compensation was meant. Did the provisions refer to compensation for trade claims, or was the whole matter relegated to the courts of law for settlement? If it meant simply compensation for land taken, then it ought not to go to the tribunal of appeal, but should be decided in the ordinary course by an arbitrator or by a jury.

He would like Part 4 to be withdrawn from the Bill altogether. It was no part of a Building Bill. It was a most drastic measure from the first clause to the last, and would, he was convinced, produce effects most injurious to the owners of property throughout the Metropolis, and more particularly in the City of London. It was confiscatory, and would practically ruin building sites in the City. He could not understand why the County Council had not followed the model By-Laws of the Local Government Board, which seemed to him to settle all these questions fairly.

He would like to instance as an illustration of the possible effect of the Bill, the case of a piece of land, say, in Throgmorton Street, having 25 feet in frontage and 32 feet

in depth. Suppose a fire took place in the building on this land, the County Council would insist, when it came to be rebuilt, on its being set back 10 feet from the frontage line, which, multiplied by the width of 25 feet = 250 feet. That land was worth nearer £40 than £20 a foot, but taking it at £20 a foot, it meant a present to the County Council, or rather to the community, of £5,000, while the owner was to have no compensation whatever. It was quite true, as Dr. Longstaff said, that clerks were entitled to the same consideration as principals; but he (Mr. Collins) contended that if the public wanted these things they should pay for them as they had hitherto done. It was most unfair, immoral, and inequitable to filch property in this manner. No doubt the interests of the health of London should be considered, but the interests of people having property should also be considered. There were mortgagees, trustees, insurance companies, and others who had invested their money in property of this kind, and was it right to take it away from them without any compensation.

He hoped Members would read the Bill carefully, and more particularly he would call attention to Part 4. He felt sure this would not commend itself to their sense of justice, and that the Institution would take some steps to try to prevent its becoming law. He was quite aware that invective was not argument, but smooth language, although very pleasant to listen to, might be deceptive and illusive, and far from convincing. A Bill to be suitable for the times must be acceptable both in theory and in construction.

Looking through the Transactions of the Royal Institute of British Architects to see what was said about the Bill of 1855, he found the following observation of Sir Wm. Tite:—"Before reforms are carried out they should be "introduced without confusion." If ever such a remark

applied, it applied to the present Bill, which seemed to him to be full of confusion.

He thanked them for the patience extended to him, and would not weary them further, except to say that because time had prevented his calling attention to many other sections of the proposed measure, it must not be taken that he entirely expressed concurrence with them.

Mr. W. Woodward (Fellow) said that previous speakers had dealt so ably with so many of the points on which he had proposed to speak that he would content himself by making only a few general observations.

The labour involved in the perusal of the Bill would have been considerably lightened if the additions and alterations of the old Acts had been printed in italics to distinguish them from the new clauses. Nevertheless, hearty thanks were due to the County Council for this Bill —the only step, so far as he knew, which they had taken of a purely municipal character since they had been in office.

With regard to Parts 5 and 6 he failed to see any reason why there should be any exemptions at all. For instance, the buildings erected by the Commissioners for the Exhibition of 1851 on any lands belonging to them, buildings over Covent Garden Market, the Metropolitan Cattle Market, the Cattle Market at Deptford, or buildings belonging to canal, railway, or dock companies, had really no right to be exempted. If the Act were intended to last for many years, surely all the bodies mentioned should be as amenable to the Act as other owners of property in London.

The Tribunal of Appeal set up by the Bill was of the utmost importance. It was to consist of a member appointed by a Secretary of State; another nominated by the Royal Institute of British Architects; another by the Institution of Civil Engineers; another by The Surveyors'

Institution, and a fifth by the County Council; three were to form a quorum. The member appointed by the Secretary of State would probably be a lawyer; but surely in this case a lawyer was not needed as a member of the tribunal. The member of the Institution of Civil Engineers, who could only have to deal with property upon low-lying lands, was also surely unnecessary. The member from the Royal Institute of British Architects would probably soar far above knowing anything about valuation of property or about compensation. The member appointed by the London County Council must, as had been pointed out, necessarily be biassed—it was only in human nature he should be. In the case of the surveying member of the tribunal being absent, the decision would rest with a quorum comprising three members who knew practically nothing of the subject. He would suggest instead of such a tribunal that there should be two representatives of The Surveyors' Institution, one of the Royal Institute of British Architects, with a knowledge of compensation practice, one lawyer as an assessor, without a vote, a member appointed by the County Council, and a member of the Builders' Institute, as representing a body greatly interested in the carrying out of any Building Act.

In the important matter of by-laws, he thought far too much discretion was given to the County Council, who might make by-laws which would upset the whole of the provisions of the Act. True, the by-laws were to be approved by a Secretary of State; but it was obvious that any by-laws approved would be those suggested by the County Council.

With regard to Section 128, he did not know whether it was proposed to give the district surveyor power to take proceedings before a building was completed. That was a subject which had given rise to much litigation lately. He

knew of a case where a difference existed between the district surveyor and the architect as to whether a certain building was of the warehouse class or of the dwelling-house class. The architect proceeded on the ground that it was a building of the dwelling-house class, and asked the district surveyor to summon him before the magistrate, in order to get the point settled. This the district surveyor would not do. The result was that the building was allowed to go to completion, and was now the subject of proceedings in the High Court. He thought a provision might be inserted in this Bill under which, if the builder or architect gave a notice in writing, he might desire that the district surveyor should at once bring the matter before the proper tribunal.

With regard to the contentious clauses, Dr. Longstaff put it that the prominent *motif* of the Bill was health. That was all very well, but why should the health of the community be got at the expense of the owners of private property? To use the word "confiscation" in this connection was to use a very mild term indeed; and he trusted the Institution would follow the course adopted by the Royal Institute of British Architects, and oppose the Bill, if only to get a *locus standi* before a proper Committee.

Mr. T. Blashill (Fellow) said that the London County Council, in bringing forward the Bill, had made an endeavour to attain an object which, he understood, had the approval of the Institution and the Royal Institute of British Architects, and they (the County Council) were desirous of listening to every reasonable objection that could be brought against their proposals.

The imperfections of the present state of the law were admitted on all hands. Having regard to the kind of building which could now be erected, the mode of construction, the method of arrangement of "domestic buildings"

in relation to health, and the dangers from fire, nothing need be said in defence of an attempt, at least, to deal effectively with those matters, and to bring into one harmonious measure a number of complicated, confusing, awkward, and clumsy Acts which had from time to time been concreted round each other. Referring to Mr. Collins' remark that district surveyors knew well how an Act of this kind was evaded, he (Mr. Blashill) thought that, if that was so, he, as the superintending architect, who got the experience of the builder as well as that of the district surveyor, was still more versed in the possible evasions of any such measure.

With reference to what had been said about the necessity of superintendence of staircases at railway stations, it was, perhaps, not generally known that the County Council were of opinion that they already had some powers over stations. He had caused to be made as complete a survey as possible of something like 240 railway stations within the County of London, and reports had been drawn up by him, passed by the Council, and sent to each of the railway companies. Some of the companies frankly contended that the County Council had no power of interference, but there had been courteous intercommunications, and no doubt the defects pointed out would be considered. At any rate, the County Council might be trusted to carry out whatever powers they had. With regard to the other exemptions under this Bill—canals and so on—it was thought that those matters were already under the supervision or control of Government bodies or other authorities, capable of adequately dealing with them.

As to the argument that existing buildings should at least be left as they were, he was disposed to think that a body which possessed the public confidence ought to have control not only over new buildings, but over old ones, not-

withstanding vested interests; but that was not, at present, in contemplation.

He was unable quite to follow this passage in the Paper (page 169):—"Another point to be noted is that the ruling "of the imaginary diagonal line, limiting respectively the "height of backs of buildings and the length of clear "space at the back, will, to a great extent, necessitate fixing "the length of the site before the building is commenced, "a proceeding not always convenient." Perhaps it was not, but, as a rule, he thought it ought to be. A man ought to know what he was going to build before undertaking building.

He was not sure that the addition of a half-brick to the lower storey of a 3-storey building would be anything like fatal, from a financial point of view, and, if it were not, no one would question its desirability. Was London—the largest and richest city in the world, where more money was wasted than in, probably, any other city in the world—a place where it was to be said that insecure houses were to be excused on the ground of cost?

Differing from the author of the Paper, he thought the walls of houses might very well be tied together by the floors, for they could not always be tied by walls.

In the course of the discussion it had been urged that the County Council ought to be compelled to give reasons for refusal of consent to erect a building in an exceptional way. This was a most specious way of putting the point, and he had been familiar with the contention for the last six or seven years. The Metropolitan Board of Works certainly did attempt it, and the Council did so now, but, obviously, the only reason that could be given in nearly all cases, must be that the Council was not convinced by the arguments of the applicant. It was impossible to suppose that the disappointed applicant would be satisfied by such a reason. The

object of the applicant in making the request was frequently, he feared, to catch at some statement which would afford a ground for reopening the whole question.

No one felt more strongly than he the objection to keeping applicants waiting for the decision of the Council, but in many cases it was impossible, under, perhaps, a month, to get replies from the Vestries, and from adjoining owners whom it was only fair and reasonable to consult. He was afraid that the present process could not very well be much accelerated.

The case cited by Mr. Woodward had been brought also before the Institute of British Architects. The builder desired the district surveyor to take proceedings against him for an infringement of the Act before that infringement was committed. He (Mr. Blashill) failed to see the reasonableness of any such request; but there was, no doubt, something in the suggestion that some procedure should be provided whereby a case of that kind could be determined by the proper tribunal.

There was a good deal to be said on the question whether private property might be taken in the interests of the public without compensation. That was one of the matters now being threshed out by competent authorities, and he was sure that every interest represented by Members of the Institution would be fully considered. Proper attention would also be paid to cases like that mentioned by Mr. Collins in his Throgmorton Street illustration.

Mr. Wheeler, Q.C. (Associate), said he did not presume, as a barrister, to have any justification for interposing in the discussion; he was there rather as a "progressive" citizen of London, and in even a loftier capacity—that of a vestryman. However, although a "progressive," he altogether declined to be a "progressive" on the lines of this Bill. The

Bill did not meet with the opposition of the vestries, for the very good reason that it left the vestries alone; opposition was left to that large class of objectors whose property was to be taken from them without any recompense whatever.

The Paper divided the subject into four heads, and with the first three he felt that it would be impertinent for him to deal, because they related to the *technique* of the profession of surveying, of which he knew little or nothing. The fourth part referred to alterations coming under the head of "confiscation." He thought a shorter word was meant to apply to the proposals of the Bill, namely "robbery." He quite agreed with the views expressed by THE PRESIDENT, on page 192, that "certain points in "the Bill were quite incompatible with justice and the "true interests of the public." Enormous property interests were disposed of by the Bill without any sign of any intention really to compensate owners.

But he observed that the famous nag "Betterment" was again trotted out of its stable at page 187, where some sort of compensation was mentioned. In every Bill of the London County Council he always looked for "betterment," and he was seldom disappointed. It seemed to be the standing joke of the County Council.

With regard to the omission of any provision for compensation, Mr. RICKMAN kindly suggested, on page 176, that "the County Council, when putting forward the Bill, must "have simply left out the clauses on the subject of compensa-"tion." That was a pleasant and genial way of putting it. But what was the view of the County Council as expressed by Dr. LONGSTAFF? That gentleman had described himself as in the position of "a Volunteer "Colonel called upon to execute a difficult manœuvre in "the presence of all the officials of the Horse Guards," forgetting to state that the real difficulty of his position was

that he was a Volunteer Colonel about to point out to a body of regular soldiers that they did not know their business. He (Dr. LONGSTAFF) then went on to say:—"It must not be "imagined that the London County Council had any in- "tention of abandoning the Bill. They meant, if Parlia- "ment allowed it, *and if political circumstances*," mark the phrase, "allowed it, to pass a Bill to consolidate and amend "the Building Acts of London. If they could not get that "Bill in its entirety, then they would accept as much as "they could get." It therefore seemed that the Bill, without any reference whatever to compensation, represented the deliberate mind of the County Council.

It was, perhaps, not impossible that after this discussion Dr. LONGSTAFF and those associated with him would be brought to see that there was nothing unreasonable in the claim that the enormous changes proposed should be paid for by those who made them. Dr. LONGSTAFF said that the remarks in the Paper, about its being "confiscatory" to compel an owner to lay out a street 60 feet wide, would be all very well "if this were the year one," but he (Mr. WHEELER) would call this not "the year one," but the year five or six of the County Council's youth. It was true that in Sir THOMAS MORE's City of Utopia the streets were only 20 feet wide, but the houses of Utopia were only three storeys high, and each one had its own garden; there seemed to be but little analogy between the City of Utopia and London.

He believed and trusted that the County Council would in the end adopt the view that it was only fair to pay for the various improvements contemplated, and in that case the Bill would be of benefit to the public at large.

Mr. C. HERBERT BEDELLS (Fellow) said that, thinking it better for each speaker, instead of attempting to cover the

whole ground, to criticise one particular portion of this Bill, he only proposed to deal with that portion of it which related to a subject on which he had the honour, some time ago, to read a Paper before the Institution, namely, "Party Walls, "and Party Fence-walls."

It seemed to be assumed in Mr. BLACKBOURN's Paper that little alteration, if any, was intended to be made in the present law and practice on this subject; but that was not borne out by an examination of the Bill.

The first section of importance dealing with this subject was Section 45:—"(A) When a wall is, after the com- "mencement of this Act, built as a party-wall in any "part; or, (B) where a wall built before or after the "commencement of this Act becomes, after the com- "mencement of this Act, a party-wall in any part, the "wall shall be deemed a party-wall, though part only "of it is actually used as a party-wall." All Members accustomed to practising in London must have met with the difficulties which arose by reason of the surreptitious use of a party-wall. If A had an external wall, and B put a building against it, it seemed clear on the reported cases that B, under the Building Act, gained party-wall rights so far as that building extended. Under this Section 45, however, if there were that kind of surreptitious use, not the mere portion used by the two buildings in common, but the whole wall became a party-wall. That was quite fair where the wall, as built, was intended to be a party-wall, and was built on the ground of two owners; but where it was built on the ground of one owner, and used in this way, it was manifestly unfair, and what was unfair before became tenfold more so under this section, which extended the party-wall in all directions. It ought not to be impossible to frame a clause which should provide that a man using such a wall should pay his proportion of the cost. He ventured to

submit that something like the following words might be added to this section:—

"But nothing herein contained shall entitle the owner "using a part of such wall to exercise the rights of a "building owner (except as to the service of the party-wall, "notice), in respect of the remaining part of such wall or any "part of such remainder; unless he shall (*a*) either prove "that the part of the wall stands to a greater extent than "its footings upon his land, or (*b*) unless he shall pay to the "owner of the wall, from time to time, such a proportion of "the cost or value of such additional part as he shall "propose to use as may be agreed or determined by the "surveyor or surveyors appointed to settle disputes between "the building and adjoining owners."

A stipulation should also be provided that agreements already made with regard to those walls should remain in force; in other words, that, where a wall has been built by agreement between the parties, the agreement should still hold good, and be in no sense overridden by the Act.

There was a curious exception at the end of Section 45. This section began by laying it down that a wall used in part as a party-wall shall be or become a party-wall throughout. But that was not applied when the question of height was dealt with. The end of the section read thus:—"A wall "between two buildings differing in height shall be deemed "a party-wall to the height of 10 feet above the roof of "the lower building." That would give rise to great difficulties, for, if a wall were a party-wall only 10 feet above the height of the lower building, how could the owner of that lower building raise it to any extent greater than 10 feet?

Section 72 was a very important section indeed, dealing with some points provided for in previous Acts, but not in the Act of 1855. He did not wish it to appear that he

confined his remarks to a criticism of those portions of the Bill to which he took exception; on the contrary, he thought it should be pointed out that this and other sections were useful and desirable. It read:—"Where grounds of different "owners adjoin and are unbuilt on at the line of junction, "and the owner of one of these grounds is about to build "thereon, the following provisions shall have effect . . . . . "(1) If the building owner desires to build a party-wall "on the line of junction, he may serve notice thereof "on the adjoining owner describing the intended wall. "(2) If the adjoining owner consents to the building of a "party-wall, then the wall shall be built half on the ground "of each of the two owners." Objection had been taken that it was unfair that the line of demarcation should be the centre of the wall; but he thought it simplified matters and on the score of convenience ought not to be cavilled at. Then, it was provided (3) that the expense of building that party-wall "shall from time to time be borne by the two "owners in proportion to the superficial extent thereof which "they respectively from time to time make use of." He considered that a fair and reasonable and proper stipulation to make, and on the whole the method of calculation—according to the superficial extent—was very simple and convenient, though it would often not be exact.

Sub-section 6 gave a right under certain circumstances for the building owner to project footings and concrete beyond his boundary on making compensation, and it seemed to him that there was much to be said in favour of this clause.

Section 73 dealt with the rights of the building owner, and there "underpinning" was distinctly put in as one of the building owner's rights. Under the present law, that right was only wriggled in by a rather forced construction of the word "raise" as laid down in *Stokes* v. *Standard*

Bank of South Africa, in order to get over what was really an omission in the Act. It was well that it should be expressly embodied in this Bill.

Section 75 was welcome because it included, as he and others had suggested should be done, party fence walls within the scope of the measure, and did not require the same length of notice to be given in the case of a party fence wall as in the case of a party wall. Further, it was important to note that the ordinary party-wall notice in respect of a party wall or structure was reduced from three months to two months. One provision which would probably be objected to by a great many surveyors and architects was that the occupier of a building as well as the owner were to be entitled to notice. This might cause much inconvenience in complicated cases. Moreover, no definition was given of "occupier," except negatively—that a lodger was not an occupier entitled to notice. The second sub-section distinctly required hoarding or screening off to be done by the building owner, when any part of the adjoining owner's ground or building was laid open. It was satisfactory that this should be clearly stated in the Bill, as an amendment of the law on the point was much needed.

The question whether there should not be some limit to the operation of a party-wall notice had recently been under discussion, and it was felt not to be right that the notice should hang over an adjoining owner indefinitely. The Bill proposed to limit the period to six months from the date of service. This he thought too short, especially in view of the Sub-section No. 3, but it was a move in the right direction to impose some limit.

Under the present law, the adjoining owner had the right to make a requisition to the building owner to do certain work to a party-wall, but this Bill empowered the ad-

joining owner himself to do the work. This would give rise to an objection, as it was generally felt to be undesirable to have two sets of persons simultaneously carrying out work on the same wall.

Sub-section 8 of this same Section 75 provided for a certain procedure "in all cases not specially provided for "in this Act where a difference arises"; these words being reproduced literally from the old Act. He had never found a surveyor who knew what cases the words were intended to cover, and it was strange they should again be used without an attempt at explanation.

He agreed with previous speakers' criticisms of the provision that, in case of "differences," a third surveyor should necessarily be called in as umpire. It was ridiculous to insist on the employment of three professional men in every case, however small. This provision might, however, work beneficially in allowing the third surveyor to act as umpire, instead of his having, as at present, to modify his award in order to get one of the two surveyors to sign it with him

In Section 80, party fence walls, where used for a building, were exceedingly well dealt with, the adjoining owner being compelled, as he ought fairly to be, to contribute his proportion of cost if he made use of the wall otherwise than as a fence wall.

There were many other points in the Bill relating to the subject of his remarks, to which attention should be given, particularly as to Sections 61, 75 (sub-section 11), Section 78 (a very useful section, it seemed to him), Sections 86, 183, and the definitions, Section 185 (sub-sections 20 and 22), but he had occupied too much of the time of the Meeting already, and would conclude by saying that he would be glad to be informed whether the Bill contained any provision as to the thickness of party structures other than walls—

structures, say, between the floors of premises in different occupations, a subject often of dispute under the present Act. He had not noticed any regulation on the subject.

Mr Blackbourn, in replying, said that reference had been made to the discretionary powers of district surveyors, and it had been assumed that he advocated the laying down of hard-and-fast rules as to angles of staircases, sizes of bressummers, and so on. All he proposed was that general rules should be inserted—for instance, as to the proportion of the depth at the centre of a girder to the span; the idea being that those rules should act as a fulcrum, which would enable the district surveyor to use the power of the Act in bringing any case before the courts.

It must not be said, as some previous speakers appeared to think, that surveyors were against many of the improvements proposed in the Bill, for all were anxious that everything possible should be done to improve the Metropolis. He would like to see every main road in London equal to the Champs Elysées in Paris, and open spaces increased to any possible extent. The only question was who should pay the cost.

In the early part of this century Lord Mansfield, in one of those sentences which seemed to photograph and stereotype the law, said, with reference to right of way:—"By the commercial law of England, he that hath the use "of a thing ought to maintain it." And, by analogy, it might be said:—"By the commercial law of England, he that "hath his property taken for the public good ought to be paid "for it." The burden of Dr. Longstaff's speech seemed to be, "Trust the County Council." But this was rather like a foxhunter saying to a man who had fallen before him at a fence, "Sit still, I will clear you." The Act ought to be fair

and equitable all round, but he could not admit that it was so at present. It was all very well to say—as Professor KERR said to Mr. COLLINS—the owner could go to the County Council, who would, no doubt, listen to him ; but why should the owner have to approach the County Council at all ? If the County Council wished, for the public benefit, to interfere with a man's property, it was for them to approach him.

The Meeting then adjourned.

Paper 201.)
No. 332.)

PAPER ON

THE REPORT OF THE LOCAL GOVERNMENT AND TAXATION COMMITTEE OF THE LONDON COUNTY COUNCIL ON THE SUBJECT OF THE RATING OF GROUND VALUES.

By HOWARD MARTIN (Fellow).

Read at the Ordinary General Meeting of The Surveyors' Institution, *Monday, March 5th*, 1894.

CHARLES J. SHOPPEE (PRESIDENT) IN THE CHAIR.

The London County Council have made public the report of one of its Committees appointed to deal with questions of taxation, and they now seek to obtain powers to carry out the recommendations of this report by levying a special tax on urban land values. It seems desirable, therefore, that the Members of The Surveyors' Institution, specially qualified as they are by practical knowledge and experience to form sound opinions on all questions connected with real property, should have an early opportunity of discussing these recommendations and expressing an opinion upon them.

There is no doubt that the recommendations in question express a strong popular feeling which is, partly at any rate, the result of prolonged agitation and a good deal of inaccurate and exaggerated statement.

But it is the duty of the authorities so to adjust taxation that it shall press as equitably as possible on all, and shall least hinder the general prosperity and comfort; and if it can be shewn that any scheme of local taxation must be inequitable and uncertain in its incidence, and is likely to cause serious loss of capital to a large number of persons of all classes, no popular feeling in favour of it can justify its adoption.

The whole subject of the special taxation of land values has repeatedly been exhaustively discussed before a Committee of the House of Commons, in this room, and in the public press; and it is probably impossible for anyone to contribute any new facts or arguments to its further consideration; but in view of the extreme importance of the proposals put forward by the London County Council in the report referred to, it seems worth while to review and carefully reconsider the familiar evidence and arguments bearing on the question, the more so as they do not appear to have had their full weight with the Committee which made the recommendations in question.

In dealing with the subject I have made considerable use of the report of 1892 of the Town Holdings Committee of the House of Commons, and of the evidence taken by it in previous years.

The recommendations of the London County Council's Committee are based on a resolution of the London County Council which is recited at the commencement of the Committee's report, as follows:—

"That it is imperative that the relief of the occupying "ratepayers of London from the increase of charge should "be secured in the next Session by the provision of *some* "*new source* of revenue: that in the opinion of the Council "the most equitable method of securing this relief is by the "taxation of the ground values of London; and that it is

"urgent and necessary to take immediate action to that end "in the next Session of Parliament; and that immediate "relief may be obtained by interim special rates of the "same kind, or by a municipal death duty."

As the recommendations under consideration are based on this resolution, it is worth while, before passing to the discussion of their details, to see how far the resolution itself is consistent with the facts and justice of the case.

It is not made clear by the report precisely what the increase of charge, referred to in the resolution quoted, really is. It is said that the special views of the majority of the London County Council on "labour questions," as they are called, and the consequent protectionist action of the Council in insisting on certain restrictions on the freedom, in their relations with their workpeople, of the contractors and other tradesmen whom it employs, and in the regulation of the wages and hours of labour of those whom the Council itself employs direct, have very materially increased the cost of its work. If this be a part of the increase referred to, it is not clear why the occupying ratepayers should be relieved of the part of that increased expenditure (if any) which now falls upon them.

It is by no means the unanimous opinion, even of those who heartily agree with the London County Council in desiring to improve the position of the artisan and labouring classes, that the protective policy adopted by the London County Council is the right means to that end. Many regard it as a peculiarly vicious form of protection, which, if generally adopted, will lead at last to very disastrous consequences to all classes, especially to the very class it is sought to benefit by it; and in the present state of opinion on the subject, the course adopted by the London County Council can only be regarded as a very expensive and hazardous philanthropic experiment, tried by the repre-

sentatives of the majority of the occupying ratepayers, it is to be presumed with their approval. There appears to be no reason why the cost of such an experiment should be made to fall elsewhere than upon those who wish it tried; and certainly no special reason why owners as owners should be called upon to contribute to it.

It is possible, however, that the "increase of charge" referred to, is the general increase in the sums raised by the local authorities of London since 1841; an increase which has no doubt been very great. According to statements made by some of the witnesses before the Town Holdings Committee, the Metropolitan rates rose between 1879-80 and 1888-89 from £5,220,794 to £7,087,754; and the total debt of the Metropolis according to the local taxation returns was £39,969,546 at the end of the year 1889. Although a large part of this increased expenditure has been rendered necessary by the growth of population, and the consequent covering of vacant land with buildings, and has to a great extent been met by the increase of rateable values, there is no doubt that there has also been a material increase in the amount of rates in the £, and that even this increase does not represent the whole of the increased burden borne by the ratepayers; because in many cases the assessments of property have been disproportionately raised, so that a given rate in the £ of the assessments represents a higher proportion of the real rental values than was the case, when assessments were not usually "screwed up" to their highest limits.

It remains, however, to be considered whether there is anything in the circumstances, or in the mutual relations of owners and occupiers, to justify new local taxation being levied entirely on the former.

It seems clear that, in fairness, a part of this increased expenditure should be borne by occupiers, because it has

been incurred in providing conveniences of which the occupier gets the direct benefit, such as drainage or paving, for which occupiers are willing and may fairly be asked to pay, either in rent or rates, but not in both. For instance, it is not very long since most houses in the suburban parts of London were drained into cesspools (indeed, here and there, some are so still), which had to be emptied periodically at the expense and to the inconvenience of the occupiers. When they were saved this expense and inconvenience by the construction of sewers, it was very reasonable that the occupiers should pay in rates for this additional accommodation which they personally enjoyed, or in rent, if the rates were paid direct by the landlords; but if they paid for it in rates they would not do so in rent, and *vice versâ*.

For example, I know at the present time of a large suburban house, within the Metropolitan area, which stands just too far from a sewer to be connected with it, and is approached by no paved footpaths, while the occupier of the house has to pay the increased rates rendered necessary by the provision of these conveniences for the inhabitants in more favoured positions at a little distance; consequently, the rent of the house has to be reduced to much less than is paid for similar houses, but a short distance off, which have the advantages of drainage and paving for which the rates are partly paid.

It is indifferent to occupiers how the actual annual value to themselves is apportioned between the rent of the building-owner and the rates of the local authority, provided the total amount paid by the occupiers in rent and rates together does not exceed that annual value.

Probably all persons concerned in the letting of houses, in or near London at any rate, are satisfied by personal experience that an intending tenant who is to pay the rates

on the premises he proposes to take, always allows for the amount of the rates in fixing the rent. That is to say, the higher the rates on any given house the less rent a tenant will give for it; and, conversely, other things being equal, a house on which the rates are low will fetch more rent than one on which the rates are high.

It seems clear, therefore, that rates actually come out of the pockets, not of occupiers, but of owners; and this is confirmed by the fact that it is not uncommon, in cases where landlords pay the rates direct, for the rents to fall in spite of the rates rising, or *vice versâ*. For instance, I have ascertained from the owner of about 150 cottages, in a district south of London, let on weekly tenancies, the rates being paid direct by the landlord, that the rents fell from 10*s.* a week each to 8*s.* a week each, about the year 1884, while the rates rose from 5*s.* 11*d.* to 6*s.* 4*d.* in the £. The rates afterwards fell till they reached 4*s.* 9*d.* in 1890; but by that time rents had risen again to their former level, the rent paid by the occupiers having been evidently in no way affected by the amount of the rates paid by the landlord. Again, in three blocks of City offices with which I am acquainted, the annual rents (omitting empties from both sides of the comparison) fell, in one block, from £805 in September 1884 to £770 in September 1889, while the rates on the block (which were paid by the landlord direct in all three cases) rose in the same period from £154 14*s.* to £160 9*s.* 4*d.* In the second block the rents fell, between the same dates, from £1,077 to £985, while the rates remained at £193. In the third block the rents fell from £867 to £795, while the rates rose from £109 to £123. It is clear that in these instances the rise and fall of the rates had no influence on the amount of the rent, and that the rates were therefore not only nominally but actually paid by the owners.

Moreover, when builders buy or take building land the price or ground rent they will give for it (apart from questions of financing, which so often make the prices or ground rents given by builders utterly misleading as indications of value) must be based on the return builders hope to obtain for their outlay in building. But even in cases where rates are nominally paid by occupiers, inasmuch as, in fixing the rent they will pay the occupiers take into account the amount of the rates, the builder's annual return will be the gross value of the proposed house to the occupier, less the amount of the rates upon it, and of the ground rent, or interest on the price, to be paid to the landowner for the site. In other words, the amount of the ground rent is only what is left out of the gross estimated value of a house to its occupier, after deducting the builder's return and the estimated amount of the rates. That is to say, all the rates which are anticipated at the time of the letting are taken out of the land value, in order to fix the actual ground rent to be paid to the ground landlord, and the whole burden of the rates (then anticipated) is therefore actually thrown upon him. For instance, a builder proposes to build a house which will cost him £800. For this outlay he must get for himself, in order to carry on his business successfully, a certain rate of interest, say, for the sake of illustration, 10 per cent., or £80 per annum. But, at the rents current in the neighbourhood, the house will not be worth to an occupier more than £120 a year in rent and rates, taken together. The rates will amount to £25, and this, added to the builder's £80, leaves £15 a year to be paid for the site to the ground landlord, whose ground rent, if there had been no rates, would have been £40, being the whole difference between the return required by the builder and the gross value to the occupier. The parish must have its rates, the builder cannot continue to

build unless he can obtain a living profit, and, as the only elastic element in the combination is the ground landlord's proportion of the gross annual value, he has to be content with what is left of it, after the amount of rates and building rent is deducted.

It seems clear therefore that the payment of all rates, except those which represent direct actual current expenditure on benefits to the occupiers for which they ought and are willing to pay, are in reality paid, not by the occupiers, but by the building owners, having been previously (so far as the amount of rates could be foreseen at the time the site was sold or let), in the first instance, allowed for by the original site owner, and deducted from the amount of his price or ground rent.

It is, of course, obvious that, when an increase of the rates occurs after the terms of a tenancy are fixed, the tenant must bear the burden of the increase of rates, until the end of the tenancy gives an opportunity for the revision of its terms: and that, inasmuch as in lettings on building leases the terms are fixed once and for all for the whole length of the lease, the building lessee must, therefore, bear the burden of any anticipated increase of rates during his term. But these exceptions do not appear to form any sound foundation for the proposed separate taxation of land values.

According to the report of the Town Holdings Committee, in a majority of tenancies in the Metropolitan area, the rates are paid direct by the landlords, and it is, therefore, only a minority of the occupiers whom these exceptions could affect.

Of this minority who nominally pay the rates, very few hold leases which originally had longer terms than 21 years, more or less of the terms of these leases having, of course, already expired; and a far larger number of

occupying tenants hold on quarterly, yearly, and three yearly tenancies, the terminations of which occur so frequently that, practically, no hardship can arise for want of opportunities of revising the terms of the tenancies.

Moreover, it is also stated in its report by the Town Holdings Committee that, as regards London, all rates constituting new and unexpected burdens upon ratepayers were imposed before the year 1871, although, in many cases, the existing rates have been since extended to new objects. These rates must, therefore, have been within the knowledge of nearly all existing occupiers when they arranged the terms of their tenancies.

As regards ground leases, it appears from the same report that at least a quarter of all the houses in the Metropolis have been built since that year, and that, therefore, as regards that large proportion, there must have been full knowledge as to the amount and nature of the rates when the terms on which the sites were acquired were adjusted; and as to older building leases, the rise in rental value which has been enjoyed by the building owners, to the entire exclusion during the whole term of the lease of the ground landlords, has more than compensated the building owners for the increase of rates over and above what was anticipated and allowed for when the sites of the buildings were first acquired.

For instance, in the cases of 6 houses (the values of which, as I have the means of knowing, have not been increased by structural alterations or additions) two in Marylebone increased in annual value respectively £9 and £89 between 1851 and 1886, the total increase of the rates payable on each in the same period being £5 11*s.* 3*d.* and £37 6*s.* 6*d.* respectively; one in Camberwell increased in annual value £30 between those dates, the increase of the rates payable upon it having been £8 15*s.* 7*d.*; between 1866 and 1886

the annual value of a house in Bloomsbury increased £10, and the rates £8 18*s.* 8*d.*; a house in Belgrave Road increased in annual value £59 between 1851 and 1886, and the increase of rates payable on it has been £16 5*s.* 7*d.* in the same time; and a house in the Strand has increased in annual value £229 between 1851 and 1886, the increase in the rates on that house during the same period having been £50 4*s.* 7*d.*

It appears, therefore, that there is nothing in the mutual relations of occupiers, building owners, and site owners which forms any just ground for asking site owners for a special additional contribution to local expenditure. But it is contended that a special separate tax on site values is justified by the fact that the values of the sites are created or greatly improved by Metropolitan public expenditure, in respect of which, therefore, ground landlords should contribute directly to the public funds, more especially in cases in which permanent public improvements have been paid for by loans raised after the commencement of the leases, and repaid entirely in instalments before their termination, leaving the ground landlord's reversion improved in value, without his having had to contribute to the cost of the improvements.

In the majority of cases it cannot be maintained that the public expenditure on works has to any large extent improved the value of urban sites. On the contrary, the value of the sites has been improved by the increase of population, and the growth of prosperity, which has rendered the expenditure on public works necessary.

Before there was any great expenditure on public works, urban property increased in value with the increase of prosperity and population; and, on the other hand, if the business and prosperity, and consequently the population, of a town were decreasing, no expenditure on public works would increase

the value of land in it. As, for instance, railway companies do not usually spend money in enlarging their stations so much to increase their traffic, as to provide for traffic which has already increased. So far as public expenditure has been on improvements which are a direct benefit to the occupiers, such as paving and drainage, &c., the occupiers have paid in rates for the benefits they enjoyed, and not in rent; and when the tenancies terminate, the landlords will have to allow in the new rents for the rates that will then have to be paid in respect of the same improvements or the renewal of them. But in those cases in which public works, such as street improvements, have distinctly increased the value of certain properties, a corresponding decrease of value has almost invariably been caused elsewhere by the same works, and a much larger number of properties have not been affected at all. It would be obviously unfair to levy a special tax, in respect of the expenditure on such improvements, on the owners of property which was not affected by them at all, and on the owners of property which was actually depreciated by them, because other property elsewhere had received a benefit.

But, even granting that, theoretically, it would be fair that ground landlords should make some special contribution towards the cost of improvements which will all have been paid for by leaseholders during the terms of their leases, as a matter of actual fact the real proportion of the expense chargeable to the ground landlords is too small to justify a course which is open to grave objections on other grounds.

According to the evidence given to the Town Holdings Committee, the unpaid debt of London amounts to about £41,000,000, and will be almost entirely paid off by 1941. But a very large number (probably about 150,000) of the houses in the Metropolitan area have been built since 1871, and the building owners, in making their bargains for the

sites, must have been aware of, and allowed for, the rates which included these charges, while the original leases on the old London estates have already begun to fall in, and will nearly all have fallen in many years before 1941 ; so that in reletting the sites the ground landlords of these houses (whether benefited by the expenditure or not) will have to allow for the payment of the annual charges in respect of the repayment of these loans.

It is clear that the leaseholders who enjoy the benefit of permanent improvements during the terms of their leases should, at any rate, pay the interest on the capital cost of the improvements while their leases last; and, also, that it would be unfair, even theoretically, to charge the ground landlords in respect of works which are not in reality permanent, but will require renewal after the leases have fallen in, and so render the ground landlords themselves liable for contributions to fresh capital expenditure hereafter in respect of such renewals.

After deducting interest, however, the sum required to create a sinking fund at 3½ per cent., which would amount to the whole debt of £41,000,000 in 1941, would be £209,000 per annum, which would be represented by a charge to the London ratepayers of less than 2*d.* in the £. But a very large part of the capital expenditure which this annual payment of £209,000 would repay is due in respect of works that are by no means permanent.

Out of the expenditure on so-called permanent works up to the end of 1888, which, it was stated by one of the witnesses to the Town Holdings Committee, amounted to nearly £40,000,000, 14½ millions, according to this witness's own statement, was spent on drainage, schools, libraries, baths, washhouses, workhouses, infirmaries, offices, &c., which will all require large renovations long before 50 years have passed away—in some cases, from the effects of actual wear

and tear, in others, because the advance of knowledge has made and will make old arrangements obsolete. Of the remaining 25 millions it is very doubtful whether the objects on which it was expended have directly benefited the owners of sites and houses more than the occupiers or owners of property of other kinds; while the formation of the Thames Embankment and other street improvements which have cost nearly £13,000,000 out of this 25 millions, though of great advantage to the population generally, and, perhaps, here and there to individual landowners, cannot be said to have benefited landowners in general, and have actually depreciated the property of some. For instance, the making of Southwark Street diverted much of the traffic to the Borough and London Bridge Station from Union Street, along which it used to pass. Before Southwark Street was opened, the shops in Union Street were readily let at good rents for the purposes of retail trade. Since the general traffic was diverted to Southwark Street, these shops have become almost valueless; in 1890, many were empty and many had been turned into common lodging-houses.

It is clear, therefore, that, in order to arrive at the fair proportion of rates chargeable to landowners in respect of the repayment of the principal of loans raised to pay for improvements during the terms of existing leases, the charge of 2*d.* in the £ which would cover all repayments on account of capital so expended would have to be so much further reduced by allowances in respect of improvements that were not permanent, or not improvements at all to property generally, that the balance left would be too small to compensate for the trouble of making special arrangements to collect it.

The difficulty of attaching to landowners any special responsibility for any special branch of the public local expenditure, appears to be admitted in the report of the London County Council's Committee, which states that the

proposed tax on land values is regarded "as the general "equitable contribution of the land interest to the cost of the "whole of the services of London government which go to "improve their estate." But it is difficult to understand a general liability for any expense without some particular reason to justify it, and no sound particular reason appears to exist in this case.

It might happen, of course, if there were a monopoly of houses and building land, that landowners and builders might throw on occupiers the burden of the rates by refusing to build or dispose of sites for building unless rents were raised enough to satisfy them. But this has not been possible for many years past, if ever, in or near London at any rate, nor is there any reason to apprehend its being possible in the future. Increased facilities of railway travelling and modification of business arrangements have so increased the area within which Londoners live and do business, and the laying out of land for building and the erection of buildings have been carried on so largely, that the supply of sites and houses has always been a little, and sometimes very much, in excess of the demand for many years past. Owners of building land and houses have consequently had to make terms with a falling, rather than exact terms in a rising, market.

I have already given examples which shewed that, in cases where landlords paid rates direct, rents actually fell in spite of rising rates; and it is within the knowledge of many Members of this Institution that in nearly every suburb of London there are, and have long been, many acres of uncovered building land actually in the market at very low prices, and many empty houses for which the owners would gladly accept rents quite inadequate for a proper return on the cost of the buildings. For instance, on an estate of 70 excellent suburban houses, close to a

first-rate railway station, in 1885, there were 26 houses empty, and never less than 16 empty between 1885 and 1891, though the rents were reduced from £60 (which represented only a moderate interest on the cost) to £50 and £45, and, in some cases, £40 a year; and this is by no means an exceptional experience.

It would appear, therefore, that the imposition of a separate tax on land values would not meet the London County Council's requirements by providing a "*new* source "of revenue;" but, on the contrary, would be drawing an additional supply from a source which has always hitherto been the main supply of local revenues.

The London County Council's Committee justifies the recommendations in its report by certain assumptions and arguments which it is convenient to consider before discussing the practical details of the scheme.

The report states that the Committee has assumed that it is "desirable to create a new local taxation fund, provided "out of other pockets than those of the occupying rate-"payers, upon which at least the growing demands of "London government can be borne," and to obtain that relief by the taxation of the land values in London, as distinguished from the values of buildings. It has been shewn already that very little of the existing local taxation fund comes ultimately out of the pockets of the occupying ratepayers as such; but it seems quite within the limits of reasonable apprehension, having regard to the strong tendency of modern feeling to continually increase the already very heavy and expensive duties of local authorities, that the provision of a new fund for local taxation may become an absolute necessity.

It does not, however, appear why occupying ratepayers should be exempted from contributions to this new fund.

I know a widow lady nearly the whole of whose income

is derived from two freehold houses (one of which she occupies) producing a total rental of £140 per annum; and I know a London man of business who conducts an extremely profitable business in an office in the City which he rents at £50 a year, occupying as a tenant a suburban dwelling-house at a rent of about £90. His safety, prosperity, and comfort depend as much as hers on the tranquillity of London, its sanitary condition, and its lighting and paving; and his pecuniary interest, as represented by his income, is at least twenty times hers, though the rateable values of all the premises with which they are respectively concerned are about equal. Why should she contribute to this new local taxation fund out of the small investment in real property which is her all, while he is to be allowed to escape entirely free? Even if the new fund be necessary, it seems neither just nor expedient that occupiers should be exempted from contribution merely because they are occupiers.

The London County Council's Committee remarks in its report that, even if it be true that the interests in land bear already the full effective burden of the local rates, "it could "not in that view injure the owner if we shape the new "fund in the form of a direct contribution by which he "would be seen to be bearing some obvious share in the "local charges which he is now generally understood to be "avoiding unfairly." That would, of course, be true of any future division of rates between site owners and building owners which did not affect existing contracts. But the present proposal is to make the owners of interests in land pay an entirely new tax in addition to that which they already pay or have allowed; and this, moreover, according to the avowed intentions of the London County Council, is not for the purpose of lightening the burden of existing rates, but of providing money for new expenses.

The new tax would therefore injure the owner by the full amount of the tax which the owner would have to pay, while others who benefited as much by the expenditure of the fund would escape altogether.

The proposed taxation of land values is intended to apply, not only to ground rents and the ground values of the sites of existing houses, but also to vacant building land, an application of the tax which is open to special objections. In defence of it, the Committee observe that such taxation will depress rents in favour of occupiers by tending to throw more land into the market, and discouraging holding land for a high rent, and would also make it easier to secure open spaces for the public, because the making "eligible grounds taxable would make it easier for the "community to secure them." Of course, the latter argument is perfectly fair and just in the mouths of those who, denying the right of private property in land, regard everything which tends to unsettle that right as a step towards the abolition of an injustice; and probably that is really the view taken by the London County Council's Committee, as there can be no doubt that its members are honestly desirous of doing justice and benefiting the community. But from the point of view of anyone who believes in the right of private property in land it would be difficult to find anything more cynically immoral (except, perhaps, the advice of JEZEBEL to AHAB in the matter of NABOTH'S vineyard) than such an argument in the mouth of a ruler.

If a despotic monarch announced his intention to heap special taxes on the freeholders in his dominions, in order to force them to sell their land to him at a cheap rate rather than be ruined by taxation, no one could fail to see the tyrannous injustice of the proceedings; and the injustice is none the less, because the monarch in this case would not be one man, but many, viz., the majority, whose despotism

under democratic institutions is infinitely harder to resist or escape than that of the most powerful Czar or Sultan.

It has already been shewn that the supply of dwelling-houses in London and its suburbs is always ahead of the demand, and it is unnecessary in addressing an audience of surveyors, many of them in London practice, to give instances to prove that, speaking generally, the market for building land has been for years in the same condition. North, south, east, and west in every direction are to be found building estates prematurely laid out for building and lying idle, waiting for the demand to reach them. It is clear, therefore, that there is no necessity for any artificial inducement to landowners, in the neighbourhood of London at any rate, to put their land into the market for building purposes at reasonable prices. In fact, the eagerness of landowners to pocket the great difference between the value of their land for agricultural and accommodation purposes and its building value, has led to the market being greatly overstocked; while the increase of cheap railway accommodation is laying open a yearly increasing area of surrounding country to those who formerly overcrowded the most populous parts of London, and has thus done much to stop overcrowding in London in the present and render it impossible in the future. Moreover, the forcing of building land into the market in excess of the demand is a positive public injury. A building estate prematurely offered for sale and long lying idle becomes a nuisance to all around it; the roads get out of repair, the open land becomes the resort of roughs and the scene of disorder, and it usually at last becomes a field for the operations of the worst kind of speculative builder, and the site of houses so badly built as to be a positive danger to their occupants.

Moreover, taxing uncovered building land would not only secure no public benefit, but would cause great hardship

in individual cases and tend to raise, instead of depressing, rents, by throwing out of gear the present arrangements by which, under free trade, the demand for houses for a rapidly growing population has been so plentifully supplied. Consider, for instance, the case of the numerous land companies which buy estates wholesale, cut them up into plots, mostly to suit the pockets of small buyers, and sell them retail. In 1891, four of the leading land companies in London had unsold building land which had actually been offered in the market, of the value of £883,974, and private owners of building land are certainly not in a better position in that respect. Four per cent. on £883,974 would be £35,356, and a tax of 2*s.* in the £ on this would amount to about £3,500 a year. These companies are already standing out of interest on the cost of roads and sewers, besides the cost of their land, and if, in addition, they had to pay an annual tax of £3,500 a year on the building value of their land while unable to obtain that value, it is clear that the profits on their transactions (which are already, taking one year with the other, exceedingly low) would be so much diminished as to cripple what has proved itself to be one of the most effectual organisations for providing cheap houses. Moreover, the purchase of a few building plots out of estates when first "cut up" is a very common investment of small savings by tradesmen or working men, sometimes with the idea that they may ultimately build a house for themselves upon the land, sometimes merely because they regard their money so invested as absolutely safe until the demand reaches their land and enables them to let it. It would obviously be a great hardship on thrifty persons of this class to force them to pay rates on the dormant value of their plots while it was impossible for them to derive any benefit from it.

A still greater difficulty would arise in the taxation as

building land of land in large areas, adjoining towns and suburbs, but not yet required for building in any large quantities.

There is much of such land in most suburban districts which may become available for building at any time, and, meanwhile, is only lettable as accommodation land, the owners eagerly embracing the first opportunities of obtaining the building value for it. Having regard to the uncertainty of its future, no one would actually buy such land in bulk at much more than its accommodation value: and yet to sell at such a price would probably cause, in the long run, a very serious loss to the vendors. In many cases, a tax of 2*s.* in the £ on the annual value of the land *as building land* would more than swallow up the actual income derivable from it; and make it practically unsaleable, even as accommodation land, on account of the liabilities attaching to it.

The only possible buyers in such cases would be strong syndicates of very wealthy men, who could afford to buy at a very low price, and lock up their capital and pay the annual taxation till the future gave a favourable opportunity for making a profit.

For instance, I know of two public day schools with charitable endowments connected with them, which depend largely for their income on estates of which 545A. is all more or less building land immediately adjoining two prosperous suburbs; its capital value being at least £160,000 to anyone who can afford to keep it, and the governors of the charity always have some of it ready laid out for building, and let it as fast as the demand reaches it. At present, however, as agricultural and accommodation land, it is let at gross rents amounting to £1,147 per annum. A tax of 2*s.* in the £ on the annual building value, which at 4 per cent. on £160,000 would be £6,400 per annum, would amount to £640 per annum, or

more than half of the best actual net income it is at present possible to obtain for the land.

It is true that recommendation 2 of the London County Council's Committee's report defines the site value of uncovered building land as 4 per cent. of the price which, at the time of the valuation, might reasonably be obtained for the land. But it must be intended that the value as building land, and not as accommodation land, should be the basis of the valuation, or the proposed new scheme would certainly not carry out the Committee's expectation by forcing building land in to the market and cheapening open spaces, nor by providing any increase of revenue.

Moreover, the conditions which affect the development of building land are too uncertain for anyone to more than guess at the time when the demand for sites would reach any building land at present outside it; and the difficulty of arriving at the present value for the purposes of assessment could not be accurately met by any deferring of the capitalisation of the building value of the land. The extreme difficulty, therefore, of drawing any fair and definite line between what is and what is not building land, and of deciding what really is its present value, is a very strong practical objection to such taxation.

The report of the Town Holdings Committee of 1892 states objections of great force to the taxation both of uncovered building land on its building value, and also of sites on their reversionary value, as follows:—

"As regards the argument drawn from the benefit to "vacant building land from public local expenditure it does "not appear to us that so much of the expenditure as is "devoted to current purposes can have any direct effect in "increasing the value of such land, nor is such expenditure "undertaken with any such object. The purpose of such "local expenditure is, as it appears to us, the benefit and

" convenience of the inhabitants. As regards permanent " improvements it must be borne in mind, as pointed out by " some of the witnesses, that streets and sewers are generally " constructed at the expense of the persons interested in " the land they are designed to develop; and as regards " improvements of a more public character, such as embank- " ments, bridges, and parks, although no doubt they benefit " the immediate locality, we do not think that the vacant " land within the municipal limits can be said generally to " derive any appreciable benefit such as to form a valid " ground for imposing special taxation.

* * * * * * * *

" But there is another objection to the proposal in " question which appears to be so strong as to be, in our " view, nearly conclusive. This is, that the proposed assess- " ment is one laid on capital and not upon income. An " annual tax upon capital is at variance with the axioms of " taxation generally accepted since the time of Adam Smith, " viz., that a taxpayer should contribute in proportion to the " revenue he enjoys, and that a tax ought to be levied at " the time and in the manner most convenient to the " contributor. The proposal thus to tax capital constitutes an " entirely new departure from the basis hitherto universally " adopted in this country for local taxation; and, if accepted, " we cannot see how its application can be fairly confined " to the special kind of property now in question.

" As regards its application to building land in par- " ticular, we think the community may, on the whole, trust " to the intelligence and self-interest of owners to manage " their property so as in the long run to produce the maxi- " mum of income from it; and as this income is taxed " wherever it arises, the community benefits along with the " owner, and thus in the end all that the land produces is " the subject of taxation. It appears unfair to tax a value

"which consists in the anticipation of deferred income, and "also to tax at an increased amount such deferred income "when it actually arises. A tax on building land would be "based on the income its present capital value would pro- "duce if realised; that capital value includes the present "value of the larger income the land is expected to produce "at a future time; and to tax also, at its full amount, such "prospective income when it arises, would be in effect to tax "the same income twice over."

The scheme of the London County Council's Committee includes, of course, the imposition of the new tax on all ground rents, both freehold and leasehold; and, besides the general objections to all separate taxation of site values, there are certain objections which apply with more force to the taxation of ground rents than of other interests in site values.

Ground rents have all been created, many of them long since the great increase of local taxation referred to, by special agreements providing that, in consideration of the one party to the agreement having the benefit of all increase of value in the property leased during the term, the other should have a secure income not varying with any variation in the outgoings—an agreement which has not been disadvantageous to the leaseholders paying the rates—and these ground rents have in very large quantities been purchased for investment at higher prices than other securities, because they are thus unvarying. If they are now to be taxed, other securities being allowed to escape free, their capital value will be diminished not only by the capitalised value of the tax, but by several years' purchase on the whole ground rents, because certainty of income, the very advantage which secures so high a price for these investments, would be destroyed. The persons who would suffer this capital loss would only be the present holders of ground rents, because new purchasers would give a lower price according to the altered circumstances; and

these present holders are not only a few large landowners, but thousands of investors, many of them of small means. For example, the houses on a suburban estate are let for £50 a year each; some have been sold freehold, and some subject to ground rents of £10 a year each, and some of the ground rents have been sold as investments. The freehold houses fetched 16 years' purchase on the net rent; but the ground rents sold for 26 years' purchase, or £260 each. The difference of 10 years' purchase between the prices of the rack rents and ground rents was paid entirely on account of the supposed certainty of an unvarying income from the ground rents. If 2*s.* in the £ were charged as a site tax on the ground rents the net income would be reduced to £9 each per annum, and on that account alone the ground rents would each be worth £26 less (*i.e.*, 26 years' purchase on the amount of the diminution). But the loss of certainty as to the unvarying amount of future income would reduce the number of years' purchase given for the whole ground rent; perhaps not to 16 years, the rate paid for the rack rents, but certainly to 20 years' purchase, if not less. In this way the present owners of these ground rents would lose, in addition to the capitalised amount of the tax, at least six years' purchase on the remainder of the ground rent itself, *i.e.*, £54 + £26, or a total capital loss of £80 out of £260, the original price of each ground rent. It will be observed that the tax would, in this way, demolish nearly the whole of the margin of value of mortgage securities of this character.

Moreover, there are many ground rents which have no reversions at all, either because they are permanent rent-charges, or because they are held on leases terminating at the same time as the leases by which they are secured; and, as the owners of these could not possibly benefit directly or indirectly by local expenditure, it seems particularly unfair to tax them specially in respect of it.

The reports of the London County Council's Committee, and the accompanying report of Mr. HARPER, its assistant valuer, go very minutely into the details of the scheme by which it is proposed to give effect to the Committee's recommendations.

Mr. HARPER's report is a very ingenious and careful attempt to obtain, with fairness to all parties, the object the Committee desires; and if he fails, he fails, I think, simply because the task he has undertaken is impossible. The Committee and Mr. HARPER both frankly admit that it is erroneous to suppose that the rateable value can be treated as a "composite sum made up of so much land value plus "so much building value"; and Mr. HARPER explains that in London there are "vast numbers of buildings which do "not utilise their sites in the best way or to the full extent, "many being quite incompatible with, and encumbrances "upon, the sites they occupy."

Instead, therefore, of any division of existing rates between land and building owners and occupiers, on the basis of such a division of value, it is proposed to create an entirely new tax, commencing at 1*s.* and rising to 2*s.* in the £, on the separate assessment of all land values, vacant building land being assessed at 4 per cent. per annum on the price "which might reasonably be obtained" for the land at the time of valuation, and the sites of buildings on their actual value in the market "as considered in "itself" . . . "as if it were put up at Tokenhouse Yard "to be sold as a cleared site."

An allowance is to be made to owners in respect of improvements in value caused by drainage, embankments, or works of an analogous nature done by owners at their own expense within 20 years before the valuation.

The new tax is to be collected from the occupier in the first instance, and afterwards deducted by him from the

next payment of rent; the owner (or owners, if more than one) of the land value being compelled to allow the deduction of the amount of the tax from the rent receivable in proportion to each interest in the land value.

In order to avoid the necessity of distraining on the occupiers in the event of the tax being unpaid, it is proposed that arrears of the tax shall become a charge on the land.

An important objection to this proposed mode of assessment of the sites of buildings is that, by the admission of Mr. HARPER and the Report of the London County Council's Committee, already quoted, it would involve in many cases the payment of the new tax on a value of sites at present lying dormant, and producing no benefit of any kind to anyone; in other words, it involves in those cases the present taxation of reversions at their future value. In any case, taxing reversions would be the actual taxing of capital independently of its present income, and would certainly not be levying a tax in proportion to the income the taxpayer enjoys in the time and manner most convenient to him, the principle on which equitable taxation should be based. This would also be a peculiarly inequitable and oppressive form of the taxation of capital, because the capital in this case is generally more or less unsaleable, and its real value most difficult to be ascertained.

Moreover, as the new tax might be made a charge upon the land, a debt might be accumulated upon it to be repaid hereafter by a reversioner who would have had no voice in the previous expenditure of the money by the local authorities, nor any benefit from it, and, with the debt for the past, he would come into the full burden of the current rates for the present when his reversion fell in. Take, for example, the case of an old-fashioned house on the borders of the City with which I was concerned in 1892. The rack-rental

value as it stood was about £80 a year, the house having been let at that rent on 21 years' lease, then near its termination, by the freeholder. But the bare site with the back yard would be worth £167 a year for buildings of quite a different class, directly the old building was removed. The *occupier* of the house was not enjoying any part of the actual site value, because, for his purpose (for which the present building was quite suitable), the whole premises were only worth £80 a year, of which at least £50 a year must be set down as the value of the buildings, leaving £30 a year as the present value of the site under its present conditions, the whole of which value must obviously have gone in the rent to the freeholder.

But the freeholder could not possibly receive any greater value for the site than the present rent afforded until the expiration of the existing lease, and any tax, therefore, he might be called upon to pay on an assessment of the site at its value as bare land would be a tax on his reversion to a future value from which he was deriving no present benefit, and that from no fault of his own.

The report of the Committee of the London County Council admits the existence of this objection, and meets it by the suggestion that "in almost all these cases" . . . "if "the owners of the various interests in the land chose to "combine, and if they used their property for the uses for "which in the interests of the whole community it is best "suited, then they could together earn a profit corresponding "to the site values as above defined—in other words, if the "owners of interests in such a site are not now earning "their possible land value rent it is, generally speaking, "because all or some of the group do not choose so to "arrange."

This argument appears to shew an entire failure to apprehend the real facts of such cases. The owners of the

various interests are not likely to combine, because, as in the example I have just given, their interests are diametrically opposed. The lease was insisted upon, in the first instance, by an occupier to secure him the advantages of his occupation of the old building for his own purposes for a settled term; and why should he have benefited his landlord by throwing up his lease when changing circumstances rendered such a surrender more profitable to the landlord, while it would have involved loss to the tenant?

Tenants are unlikely in future to be able to secure the fixed terms which are so important to them in many cases, if landlords, in granting leases, are to run the risk not only of losing the benefit of an increase of value during the term, but of being actually taxed in respect of what they lose, unless their tenants are willing on occasion to surrender their holdings to their own loss, for the benefit of the landlord.

There are, moreover, many cases in which no combination of the owners of the various interests would be able at a given time to secure the full value of the bare sites, because the realisation of that value depends partly upon the future action of the owners of other properties in the neighbourhood not at the present time available. It is true that the Committee of the London County Council admits that in some cases the taxation of a reversion might be unfair, and provides that "in any case where the whole of the site value, "so defined, cannot be obtained, used, or enjoyed by the "persons to be charged, then the assessing authority should "be entitled to take all the circumstances into consideration, "both in assessing the total amount to be inserted in the "site value column, and in the apportionment of the rate "among the various interests." But this remedy would be worse than the disease, because, with such a provision, it would be absolutely impossible for any site owner to pre-

dict at what sum his property would be assessed, or what part of the assessment he would have to pay. Unjust taxation (and the taxation of reversions would be unjust) is bad enough, but unjust taxation, directed simply by the discretion of the taxing authority, without a fixed rule to guide it or the taxpayer, would be so bad as finally to destroy all confidence in the security of the property on which it was imposed.

Moreover, the assessment at its value as bare land of a site covered with buildings must be a matter not of actual fact, but of more or less uncertain opinion; and it might well happen that, when the site actually became available, its value might prove to be less than the assessment upon which taxes had been paid for many years previously. The value of sites is very uncertain: it depends on the circumstances of the surroundings, the state of trade at the time, the kind of building in demand in the particular situation at the moment, and many other conditions which vary from year to year: and it is not an uncommon experience of surveyors and landowners to find, when a site actually comes into the market, that they are quite unable to obtain the price or rent at which they have estimated its value while it was not available. Apart, therefore, from the inexpediency and injustice of levying taxes on a value which the taxpayer himself has never enjoyed and may never live to enjoy, taxing on an annual value not at present available involves the certainty that in many cases it would be found, as soon as the test of actual experiment could be applied, that the values so taxed never existed in reality at all.

It is proposed that the rules for the guidance of the occupier in deducting the new tax from subsequent payments by him of rent to his landlord shall be stated in the demand note served on the occupier as follows:—

" Rateable value	A	. . .	£
" Site value	B	. . .	
" Balance	C	. . .	£

" 1. If the rent you pay is a ground rent, or in respect " of land only, deduct $x^{d.}$ in the £ upon the amount of such " rent."

" 2. If the rent you pay includes buildings, or other " property besides land, subtract the balance C from the " amount of such rent, and deduct $x^{d.}$ in the £ from the " remainder."

" 3. If the rent you pay is not a ground rent you are " entitled to deduct, in any case, upon the amount of ground " rent paid by any superior landlord."

" 4. But you are not entitled to deduct a larger sum " than you have actually paid or allowed."

It should be borne in mind that the site value B stated in the demand note would be, in many cases, not an actual value in possession, but an hypothetical value in excess of any present benefit derivable from the land, and possibly also in excess of any future value it might attain.

It will be observed that the balance C is arrived at by deducting this hypothetical site value from the *rateable* value; and is, in its turn, to be deducted from the *rent* paid by the occupier, in order to arrive at the sum on which the new tax is to be repaid (by deductions from their rents) by the persons interested in the site value. If the rent paid, as is often the case, exceeds the rateable value, the result of this arrangement would be that the tax on the site value would be paid on more than the assessed value of the site. But this difficulty is met by Rule 4, which prohibits a tenant from deducting a greater tax than he has paid or allowed. It will, however, be seen hereafter, from some of

Mr. HARPER'S examples, that the application of Rule 2 leads to very uncertain results in the apportionment of the site tax among leaseholders when there are several interested in one property; and the consequent uncertainty of that apportionment is a great objection to the practical working of the scheme.

The report from Mr. HARPER, previously referred to, very clearly explains the modes in which this apportionment is proposed to be made, and is illustrated by 14 examples of the application of the rules to existing cases.

It will be enough, however, for the present purpose, to refer to three of these examples.

The tax is assumed in all the examples to be 1*s.* in the £.

Example 1.

Rateable value A	£16
Site value B	8
Balance C	£8

Interest.	Rent.		Site Value Rate.		
	Received.	Paid.	Gross Amount paid or allowed.	Amount deducted from Rent	Net Payment.
	£	£	*s.*	*s.*	*s.*
A, occupying Lessee, 3 years	—	26	8	8	nil
B, Lessee, 21 years	26	20	8	8	nil
C, Freeholder ...	20	nil	8	nil	8

This is a case in which the application of Rule 2 gives £26 rent actually paid – balance C £8 leaves £18 as the proportion of rent liable to the site tax, the site value being actually assessed at £8; but under Rule 4 only 8*s.*, the

amount of the tax actually paid by the occupier, can be deducted. B's apparent profit rental of £6 is stated in a footnote to the example not to be due to any actual profit on the site value, but to the fact that the rates and taxes are included in the rent.

Example 8.

Rateable value A	£84
Site value B	16
Balance C	£68

Interest.	Rent.		Site Value Rate.		
	Received.	Paid.	Gross Amount paid or allowed.	Amount deducted from Rent.	Net Payment.
	£	£	s.	s.	s.
A, occupying Lessee, 40 years	—	100	16	16	nil
B, Lessee, 60 years	100	75	16	7	9
C, Freeholder ...	75	nil	7	nil	7

In this instance the application of Rule 2 would give £100 rent paid by A — £68 (balance C) = £32, the sum on which A is to pay and deduct the tax. As, however, the site is only assessed at £16, the tax is only to be paid and deducted by A on that amount.

But the apportionment of the site tax between B and C is perplexing. B deducting £68 (balance C) from £75, the rent he pays C, arrives at £7 as the proportion of C's rent on which B can charge the site tax, but B himself has to pay it on £9, the remainder of the assessment. This is explained in the report by the assumption that the site has doubled in value during B's occupation of 20 years, and that he, therefore, is enjoying a profit of £9 a year on the

site value. This assumption may or may not be correct in this case; but in many others, in which the figures would give similar results, such an assumption would be certainly erroneous, and the apportionment of the tax by Rule 2 would be, consequently, unfair. A profit rental of £25 on an original rent of £75 has, in many cases, little to do with improved site value, and is frequently in part consideration for the goodwill of a business, or for money expended by the lessor on the premises, or merely due to some special temporary circumstances of the bargain by which the tenancy was created.

Example 12.

Rateable value A	£250
Site value B	130
Balance C	£120

Interest.	Rent.		Site Value Rate.		
	Received.	Paid.	Gross Amount paid or allowed.	Amount deducted from Rent.	Net Payment.
	£ s.	£ s.	£ s. d.	£ s. d.	£ s. d.
A, occupying Lessee 7 years from 1866	—	250 0	6 10 0	6 10 0	nil
B, Lessee 20¾ years from 1866	250 0	163 0	6 10 0	2 3 0	4 7 0
C, Lessee 21 years from 1865	163 0	140 0	2 3 0	1 0 0	1 3 0
D, Building Lessee 72 years from 1843	140 0	17 10	1 0 0	0 17 6	0 2 6
E, Freeholder ...	17 10	nil	0 17 6	nil	0 17 6

On the face of it, this apportionment of the tax appears to be inequitable. D, the building lessee, receives a rent of £140 per annum in respect of the property for which he pays a ground rent of £17 10*s.*, and it is very improbable

(having regard to the proportion of the ground rent to rack rent, and the usual character of the agreements between builders and ground landlords) that he did not receive in that £140 considerably more than £2 10*s.* profit on account of the actual site value. D has, however, only to pay 2*s.* 6*d.* of the site tax, while B, a lessee for only $20\frac{3}{4}$ years from 1866, when the original lease had already run 23 years, is made to pay £4 7*s.* of the tax. An elaborate explanation of this is given in a foot-note to the example, from which it appears that B was a speculator who bought a favourable lease for £500 and sublet at a profit of £87 per annum for $20\frac{3}{4}$ years, which profit is assumed to be all due to the increment of site value. That, however, is again mere assumption and quite inconsistent with the actual facts of many precisely similar cases.

It happens frequently that the command of a few hundreds will render it possible, on the one hand, to obtain a lease at a rent lower than the real value from a landlord who has some special reason for requiring a capital sum of money down; and, on the other, for the lessee to relet at more than the ordinary market value of the premises by dexterously taking advantage of some special suitability of the building for the demand of the moment, or to some particular applicant. But in such cases that profit is no more made in respect of the site than of the building, and might much more fairly be said to be due to the capital and shrewdness of the lessee than to either.

Some of the other examples given require similar explanation, and depend entirely for their justification on the assumption that all profit rental which exceeds what the assessor considers a fair profit on the leaseholder's outlay is, in reality, in the nature of site value, and ought to be charged with the site tax accordingly; and one example

is given in which (owing to the increased rental having been known to be due to structural alteration) the unfair operation of the rules is so obvious, that the case is described as one for exceptional treatment.

It appears, therefore, that the rules by which the proposed scheme is to be carried out, fail to give any trustworthy guidance as to the real apportionment of the site value in cases complicated by the existence of several interests in the same site, and are, in reality, only a more or less approximate "rule of thumb." The scheme, therefore, would continually involve leaseholders of buildings in either submitting to unjust assessments, or entering upon appeals depending for decision on the consideration of most uncertain and difficult questions such as what were and what were not improvements made by the leaseholders, the exact amount of their expenditure on such improvements, the precise return to which they were entitled for such outlay, and exactly how much of any improved value of buildings arose from works and how much from improved value of the sites. At first sight, surveyors might naturally rejoice in the prospect of such a fruitful source of appeals in which their assistance would be necessary; but, in the long run, no measure which would render real property more troublesome or less profitable would really benefit anyone concerned in its management. Whatever is best for the owners and occupiers of property is, in reality, best for those who act for them.

The scheme provides, "in order to avoid all remaining "objections," that persons aggrieved by the assessments under it should be entitled to apply to the assessment authority, or to "such a summary valuation court as is proposed in "the Council's pending Valuation Bill." But it is not a satisfactory answer to fundamental objections to the scheme

that persons might be allowed the privilege of endeavouring to reduce the injury it would cause, by litigation.

It is provided in the scheme that no persons shall be allowed to contract themselves out of its provisions, nor to refuse because of existing contracts to permit the deduction of the proposed new tax from their rents; and, although it would be an obvious injustice to disregard existing contracts in any attempted division of existing rates between owners and occupiers, it is not so in this case. The scheme under consideration is the imposing of an entirely new tax upon one form of investments in urban real property; and the unfairness of the proposal is not so much as between the parties interested in different ways in the same investments, as in the fact that it is proposed to lay a heavy tax on one form of investment, while all others are to be allowed to go free.

If, in order to provide "a new source of revenue," it is necessary to put a tax on investments, the tax, according to all true principles of taxation, ought not only to be chargeable solely in respect of the actual present benefit or income receivable from the investments, but it ought to be imposed on the present benefit derived from *all* investments, and not only on those in land. There would be no more difficulty nor unfairness in imposing a tax, for municipal purposes, on interest or dividends arising from mortgages or investments in debentures, stocks, and shares; than on the income arising from the rents of houses and land.

The income arising from all these investments is already liable to income tax, and the machinery by which that tax is now collected could easily be made available to collect an addition to it for municipal purposes.

It is obvious that all such investments depend as much

for their value and "unearned increment" on municipal tranquillity, prosperity, and stability, and the general prosperity of the community and the increase of the population, as "site values." They should also, therefore, share in any special new taxation which that increase of population now renders necessary.

For instance, between 1798 and 1879 (less than the term of an ordinary building lease), there was an "unearned "increment" of more than 100 per cent. in the value of consols from which many families and corporations must have derived considerable benefit. Again, since 1880, most railway debentures have risen considerably in value. London and North Western Railway 4 per cent. debentures rose from 109½ in 1880 to 133 in 1890; and North Eastern from 107 to 132. These increments were from causes quite independent of the shareholders and their representatives; and very large sums of money must have been thus gained by persons who did nothing to earn them.

It appears, therefore, that, while there are no just reasons for compelling additional contribution towards local expenditure exclusively from site-owners as such, there are some strong reasons against that course. But there should be an overwhelming weight of evidence in its favour, to overcome the general objections to any tax which would tend to hinder the acquisition of freeholds by the people; and, by interfering with the free working of the market, restrict the supply of dwellings for them, and so increase their rents.

Whatever may be the faults of the present system of providing dwellings for the growing population of London, it has been proved most conclusively that in modern times it has always succeeded in keeping up a supply of dwellings (especially of small dwellings) in advance of the demand,

and therefore at low rents. But it does not follow that if the freedom of the market were interfered with by the imposition of a new tax on uncovered land designed to force it into the market, or on freehold houses, that this state of things would continue. Special taxes on commodities and legislative interference with markets always have sent up prices against the consumers in the past, and there is no reason to doubt that the same course would produce the same result in this case.

It has long been generally considered desirable, and most especially by the advocates of leasehold enfranchisement, that everyone, particularly the poorer members of the community, should invest their savings in freehold property, and so secure a permanent and direct interest in the good government and prosperity of their towns and their country. But the proposed scheme would directly discourage the increase of small freeholders, because it would fine the owners of freehold houses 2*s.* in the £ on the values of the sites, while it would allow their neighbours, who owned leasehold houses subject to ground rents equal to or exceeding in amount the site value, to escape the new tax altogether.

It is, no doubt, supposed that popular opinion can be induced to support this scheme, because it is widely believed that it would, in the main, affect only great landowners, such as the Duke of Westminster. But the popular view of the circumstances is not according to the facts.

It is hardly necessary, in speaking to surveyors, most of whom are concerned in dealings with Metropolitan property, to produce any examples to show that even freehold ground rents (which are often spoken of as the peculiar property of the rich) are widely distributed in amounts varying from a few pounds a year and upwards among persons of every

class; but, as an illustration, I find that freehold ground rents amounting to £877 a year, which my firm sold within a short recent period were secured on 125 houses in all parts of the Metropolitan area and divided into separate ground rents averaging about £7 a house per annum. These ground rents were all sold in small lots to people evidently of small or moderate means, and I am sure that the common experience of agents concerned in dealings with such property is similar to my own in this respect. Moreover, both ground rents and the owners of ground rents are continually increasing in number; many ground rents are created on new houses, and many, both old and new, are sold in the open market, every year.

Among the owners of freehold houses who would have to pay the proposed site tax I am satisfied that the rich would be the minority. Freeholds are to be found in numbers all over London, but in the suburban parts of the Metropolitan area a very large proportion of them are small, *i.e.*, between 6*s.* a week and £40 a year in gross rental value; and so far as my observation goes by far the larger numbers of these are owned singly or in small blocks, and not by large landowners.

The scheme, therefore, is not one to take of the superfluity of large landowners for the relief of the poor occupying ratepayer, but to lay an extra tax upon the shoulders of everyone who owns a freehold, from the occupying owner of a "weekly" cottage or a 15-foot plot of land upwards.

No doubt any proposal to tax income from all investments would meet with opposition from everyone who was thrifty or fortunate enough to have any investments at all, and in my judgment such a tax in any form is inexpedient, because, it seems to me, it is desirable to encourage thriftiness

and not to fine it. But, if such a course be really necessary, it would be a wiser thing, in my judgment, for our rulers to face the difficulty (and in doing so to secure what really might be called a "new source of revenue" for local purposes), than to make use of the popular error as to the ownership and burdens of real property as a motive power to carry a measure which would be a direct injustice and hardship to many, and in the end would injuriously affect the prosperity of all.

Mr. E. J. Castle, Q.C. (Associate), said he had much pleasure in proposing a vote of thanks to Mr. Howard Martin for his excellent and clever Paper. He felt that many of the questions which had come most prominently before the public lately had been obscured by detail, on which people were never *ad idem;* but this Paper touched, he thought, the real foundation of the reason why ground rents should not be rated, which was that the owners' interest in the land already carried all the taxation. That point Mr. Howard Martin had put very clearly when he said:—"It is indifferent to occupiers how the actual value to "themselves is apportioned between the rent of the building-"owner and the rates of the local authority, provided the "total amount paid by the occupiers in rent and rates to-"gether does not exceed that annual value."

He did not propose to discuss at any length the question of the rating of ground values. It was one upon which many very capable men differed widely; but it seemed to him that the County Council were acting on one theory, and those opposing them upon another, while both were skirmishing round one particular point. The County Council had not clearly stated whether it intended to attack existing contracts or not. For 300 or 400 years, as the

history of England shewed, the occupiers had been content to pay rates, because they knew that those rates really came out of the pocket of the landlord. In recent years the principle had been recognised when the question of the incidence of tithes had arisen, and the Legislature had determined that the owner should pay them direct, as he had always done indirectly.

The Paper omitted, he thought, the cost of repairs, which had a very important bearing on the question. Supposing the nominal rent of a house to be £100 a year, it would, with taxes, stand, at say, £145; the occupier having to pay about £25 in rates and probably £20 on repairs, so that he really paid for the use of the house £145. It was immaterial to the occupier who had the money, so long as this represented the value of the premises to him. If the landlord paid the rates or was responsible for the repairs, the occupier would of course be ready to pay more, while, if the occupier bought the lease, he would only have the ground rent to pay as rent, but in addition would have the taxes and cost of repairs to find, so that the matter was one of indifference to him. In the Small Tenements Act of George II. it was formally recited that, owing to poor properties paying no rates, the landlords were able to induce tenants to take property at a higher rent, and in consequence the Act enabled the parishes to enter into a contract with the landlord for the rates.

Another point which occurred to his mind was, that mines were not rateable. The Legislature had laid it down that they should be rateable; but for some years they had not been so, because of some curious interpretation put upon the Act of Elizabeth. The law said that when rates were paid by the occupier they had to be deducted from the rent, thus shewing that the landlord's interest was the

fund which provided for all these payments. Therefore, if these new proposals of the County Council were to be introduced, a provision should be made exempting all existing contracts made on the faith of the practice obtaining in England for the last 300 or 400 years, and thus a good deal of the threatened hardship would be avoided. The leaseholder did not expect anyone to relieve him of his rates by taking them out of the landlord's pocket. It was a perfectly gratuitous innovation on the part of the London County Council.

He remembered that, when he was quite a boy, his father told him that, in Canada, people who did not let their property were taxed upon what was assumed to be the selling price, and that idea seemed now to have been imported here. If, in some cases, a man kept his land in hand, and did not use it for 10 or 12 years, and thus escaped all contributions to parochial taxes, for the purpose of getting, in the end, an increased rent, he was only doing what everybody was entitled to do with other goods. One could not go into a jeweller's shop and tell the tradesman that, although he could not sell a watch at the price he asked, there was still some theoretical price at which it would be saleable, and that on that price he must pay income tax. To adopt such a course as that proposed was merely to put a false value on all property.

Mr. E. P. Squarey (Past-President) said he had been educated, years long since gone, in a very different school of political economy from that which seemed to obtain under the dispensation of the London County Council. He was taught the doctrine of *Laissez faire:* that every man was best able to make his own contracts with his fellow-men, and that those contracts were to be respected by the Legislature as well as

by individuals. The proposals of the County Council seemed to him to be absolutely at variance with this doctrine, which, he supposed, was too old-fashioned, and the new school seemed content to disguise, under specious phrases, what the old school would have considered an undoubted wrong and injustice to the owners of property, whether ground landlords, freeholders, leaseholders, or occupiers.

He felt most strongly that it was a great advantage to the Institution, and to the community at large, that a Paper, so lucidly dealing with this complex question of ground values, so often alluded to, and so little understood, should have been prepared and put forward by one with such an intimate knowledge of the subject as Mr. Howard Martin, who, taking as his text the last paragraph of the extract from the report of the Town Holdings Committee of 1892, had upon that text founded as able a Paper as any contained in the "Transactions" of the Institution, and one which he commended to the whole of the Members for most careful perusal.

He had much pleasure in seconding the vote of thanks to Mr. Howard Martin for his excellent Paper.

Mr. J. H. Sabin (Professional Associate) said that in the "Transactions" for the year 1884-85 was a Paper in which Mr. Wm. Mathews attempted to shew that the principle laid down by Ricardo as applying to agricultural land, might apply equally to the case of building land. There was a "margin of cultivation," if he might call it so, in the case of building land just as with agricultural land, below which it was not practicable to work it, and it would follow logically that building land, vacant because it did not come within the margin of cultivation, should no more

be rated for taxation than should agricultural land outside the margin of cultivation. The present Paper laid down an unanswerable principle, and the very fact that it was moderate in its language, added to the power of the author's arguments.

He could imagine few people with any idea of logic rising from a perusal of the Paper without being perfectly satisfied that any attempt to equitably rate either ground values or ground rents, except under special and particular circumstances, was altogether beyond the power of the wisest fiscal authority. The County Council seemed to be attempting to remedy evils arising from the excessive amount of ground rent payable in respect of some properties, by instituting a new tax upon ground rents. It would be within the knowledge of surveyors dealing with suburban properties, that it was not so much the amount in the pound of the taxation levied, as the gross amount of the taxation, which pressed heavily upon many leaseholders. He had in his mind cases of houses paying a ground rent of £5 and producing less than nothing to the leaseholder, and he could imagine that, if a considerable number of persons were in that position, they would support a County Council which would relieve them, to some extent, from their difficulty; but it was impossible to do that by an attempt to levy a rate upon all ground rents.

On page 227 of the Paper it was suggested that, when a builder took building land, the ground rents given were often utterly misleading as indications of value, and to that very fact he thought might be traced the present desire to relieve, to some extent, existing leaseholders from the excessive rates they were paying. On page 228 it was stated that, according to the report of the Town Holdings Committee, in the majority of tenancies in the Metropolitan area the rates

were paid directly by the landlord. That seemed a statement which was hard to reconcile with one's general experience, and it was certain that, assuming it to be true as to the numerical majority of houses, it was not true as to the larger proportion of the gross amounts of the rates.

Again, on page 230, Mr. Howard Martin said:—"In "the majority of cases it cannot be maintained that the "public expenditure on works has, to any large extent, "improved the value of urban sites. On the contrary, the "value of the sites has been improved by the increase of "population, and the growth of prosperity"; but it was fairly open to the County Council to draw the inference that, if this was so, it was not the ground owner who had any right to this increase of value, but rather the community at large.

He thought Mr. Howard Martin would agree that there was a difficulty with regard to new rates where the ground rent bore a fairly large proportion to the annual value of the property. However small the increase in the rate might be in proportion to the existing rate, it was not altogether fair that a leaseholder whose lease commenced 20 years before the new rate was levied should be held entirely responsible for any new expenditure which might be incurred. The School Board Rate was an entirely new rate, and it seemed somewhat hard that a leasehold ground rent fixed 30 years ago should not bear its proportion of such a rate. If the County Council would formulate a proposal that new rates, above the amount of the rate when the ground rent was originally fixed, should be levied upon the ground rent to the extent of that new proportion, he thought they would meet with the support of a very large number of surveyors. He was not one of those who would advocate the rigid maintenance of existing contracts under

every conceivable change of circumstances, and he would venture so far as to suggest that the just incidence of a rate not in existence at the time of a contract being drawn up was certainly a matter open for discussion. To that extent and no more would he suggest that ground rents should be charged with rates.

The vote of thanks having been put and carried unanimously, the discussion was, on the motion of Mr. G. Beken (Fellow), adjourned until the next Meeting.

No. 333.

AT

THE ORDINARY GENERAL MEETING

Held on Monday, April 2nd, 1894.

CHARLES JOHN SHOPPEE (PRESIDENT) IN THE CHAIR.

The discussion on Mr. HOWARD MARTIN's Paper on "The Report of the Local Government and Taxation "Committee of the London County Council on the Subject "of the Rating of Ground Values," was resumed by

Mr. G. BEKEN (Fellow), who said that, when the report of the Taxation Committee was adopted by the London County Council, one speaker was reported in the *Times* of January 17th last to have said that "thousands of leaseholders in "London were at this moment contributing towards charges "which had been imposed since the execution of their "leases—charges for popular education, public improve-"ments, and other matters, amounting in the aggregate to "an enormous amount. It was absurd to contend that "landowners accepted less for their land because of charges "resting upon it which no human prescience could antici-"pate. He regretted that as a matter of order it would be "impossible for him to move an amendment which would "double the amount which land values should contribute "towards the relief of local rates."

This gentleman would evidently go for a 4*s.* rate, and, really, if any rate at all were just in principle, it was difficult to see why it should stop at 2*s.* Would it be the case of the School Board rate over again?

The points here raised had, as Mr. MARTIN truly said,

been all answered again and again. Before the Town Holdings Committee and elsewhere, it was shewn that the lessees had really received a *quid pro quo*. But the reiteration of such statements shewed that the question could not be approached without inquiring into the reason for the proposed new rate. This was ascribed to an increase of the rates in the £, but the questions arose, (1) For what was the increase required? (2) Who benefited from the increased rates? and (3) Who paid them?

Now, what had caused the increase? It had been shewn that the increase of rates was due mainly to new or improved local services, though it was by many partly ascribed to extravagance and waste. An almost infinitesimal part, probably not more than 1*d.* in the £, was due to paying off money borrowed for permanent improvements, the benefit of which would be enjoyed by lessors and freeholders, as their respective reversions fall in, but not before. So small a matter might be dismissed as of no material importance; moreover a large number of new houses was being built under the new conditions. These, if Greater London were included, averaged, he believed, over 20,000 a year. This question could not be considered entirely independent of Greater London, as the proposed Bill was to apply to all boroughs.

Who receives the benefit? It had been shewn that it was the occupiers who received the benefit of new and improved local services, such as the freedom from school fees, improved paving and wider streets giving cheap travelling, and lower-priced coal owing to the removal of dues. The alleged waste, if there were any, did not affect the argument. This was only a question whether the expenditure, of which the occupiers got the benefit, was judicious. If it were not, they only were responsible, through not seeing that their representatives did their duty.

Coming to the question of Who pays the rates? it had been shewn that the lessors, either by direct payment or by bargaining with the occupiers to take less rent, bore, in effect, the burden of the rates. Broadly speaking, the occupier benefited from the rates, and paid for this benefit in rent, or partly in rent and partly in rates. If he paid partly by bargaining to pay the rates, of course, after that bargain, the burden of unexpected new taxation fell on him during the term of the lease or agreement, but he got the benefit resulting from that expenditure without paying any more rent. Consequently there was no justification for shifting the rates—even the new ones—from his shoulders to the lessor's. He was aware that, in saying that the rates fell ultimately on the landlord, he was not dealing with the whole question. If the rates increased without an equivalent advantage to the occupier the landlord must take less net rent, but time and economic laws had a wonderfully rectifying effect. If houses produced less net rent, production would slacken until more rent could be obtained, and therefore extravagant expenditure of rates must, by reaction, fall in part upon occupiers, even if they be compound occupiers.

His contention could, he thought, be proved by taking the opposite case in an extreme sense. Suppose that by a stroke of magic all rates could be extinguished without loss of the services now enjoyed. Would the landlords reap the whole benefit? As a matter of fact, there would be such a rush of building, both in clearing old sites and bringing in new ones, as would at once begin to lower rents. Mr. Martin gave examples in support of a different view (p. 226), and concluded that the rates had no influence on the rent. He (Mr. Beken) by no means said that higher rents would go *pari passu* with higher rates, but that the one followed the other. In Mr. Martin's South London example the rents did actually rise, and it was to be hoped

that the same might result in the case of the City blocks. Even if it did not, he should ascribe the drop in rents rather to increase in supply, or other causes, and should say that but for the rise in rates the supply would be greater, and the rents consequently lower, still. Mr. MARTIN's illustration on p. 227, where a ground landlord who now got £15 would get £40, if there were no rates, would be modified by reaction in the same way.

With reference to Mr. SABIN's remarks on the School Board rate (p. 265), he might mention that a few weeks since he heard an official of the Land Nationalisation Society declaiming, in a lecture, against the rapacity of landlords in raising their rents because they had to pay the School Board rate. That was just what he had himself done 20 years ago, and what any landlord who paid the rates was justified in doing. The wisdom of so doing must depend upon whether he could get the extra rent paid.

To throw upon a landlord the cost of educating his tenants' children, and not permit him to recoup himself so far as he could by charging more rent, was a specimen of fair dealing only to be expected from the modern pseudo-philanthropist. That the School Board rate pressed unfairly as between different classes of property was a proposition he attempted to prove in that room on a former occasion.

On page 260 Mr. CASTLE said that the London County Council had not clearly stated whether they intended to attack existing contracts or not. But at the foot of page 4 of their Report they said:—"We have resolved that there "should be an express declaration that the deductions in-"tended should be allowed, notwithstanding any contracts, "past or future."

Take as an example of the incidence of the proposed taxation the case of a house of a yearly rental value of £50 and rated at £40. Ground rent, say, £10. The rates

for local services at 5*s.* in the £ = £10. Repairs and insurance, say = £10. The net receipts under the present system are, Ground landlord £10, builder or lessee (after deducting ground rent and repairs) £30, the occupier's payments being rent and rates = £60.

Under the proposed scheme, as applied to an existing lease, taking the land value rate at 4*s.* = £2, would leave £8 for the occupier to pay towards the local services. The first effect would be a loss of £2 to the ground landlord and a gain of £2 to the occupier, who would now pay a total for rent and rates of £58. But if the house were worth £60 to the occupier before the change, it was still worth £60, and the economic law of competition would produce £60. (Whether the lessee would actually raise the rent during the occupancy did not affect the argument.) The final result would be that the ground landlord would lose £2, the lessee (instead of the occupier) would gain £2, and the occupier would pay rent £52, rates £8 = £60, as before.

Applying the proposed scheme to a new lease, the builder, a common-sense, calculating man, would reflect as follows:—"£30 clear will pay me. If I am greedy and "try for more, someone else will be content with £30, and "I shall lose the business. As my tenant will save in rates "an amount = ⅓ of the ground rent, he can afford to pay "me that amount more rent. I can, therefore, offer £12 10*s.* "ground rent, and count on getting 50 guineas in rent."

In the result, the ground landlord receives £12 10*s.*, pays £2 10*s.* = £10 net as before; builder or lessee, £52 10*s.*, less £12 10*s.* ground rent, and £10 repairs = £30 net as before. Occupier pays rent, £52 10*s.*, rates, £7 10*s.* = total £60 as before. The grand result was that everyone was in the same position as before, except that everyone would have been given a lot of useless trouble in

connection with these deductions, which would make each interest really less valuable than before.

But the scheme was expected to produce far-reaching effects in promoting building and in cheapening rents, because there would be less charge on building capital and more on land capital.

Let one moment be given to examine this. In the example given, the occupier's rates, under the proposed scheme, would be £7 10*s.* on £40, or 3*s.* 9*d.* in the £. If the house could be enlarged, increasing the rent to £60, and the rateable value to, say, £50, this extra £10 would only pay 3*s.* 9*d.*, instead of 5*s.* under the present system; hence, a gain of 1*s.* 3*d.* in the £ on £10, or a total of 12*s.* 6*d.* per annum for the house.

Now, in all seriousness, was this expected gain of 12*s.* 6*d.* a year to have any appreciable effect in causing more to be put on the land? He thought not. But if it had such an effect it would be a misfortune. The mistake was now often made of putting too much on land.

He had taken a medium-sized house for an example, but it would be interesting to see the results of the system as applied to a cottage at 7*s.* or 8*s.* a week, and to premises on Cornhill. In the former case, the land value would be less, and the result would be still more insignificant. In a Cornhill site, the putting of more on the land would be impossible as it was utilised to the utmost already.

He thought he did not belittle the probable stimulating effect on the supply of houses, but the contrary.

He had taken the rate at 4*s.*, but, of course, at the 1*s.* rate the incentive to extra building would be four times less, viz., 3*s.* 1½*d.* per annum. Again, he had taken a £50 house, but the result to a smaller house would, as already stated, be less, and of the 14 examples given by Mr. HARPER 9 were of smaller houses.

One remarkable result would be that, if a property depreciated in value, the ground landlord would get a larger net return.

He would only touch lightly on the examples given by the London County Council, and so ably dealt with by Mr. Martin, but he would point out that Rule 1, coupled with the Vice-Chairman's memorandum on Mr. Dalziel's Bill, would put a site tax on every inch of agricultural or accommodation land within the limits of a borough or town, the whole of which a tenant could deduct, existing contracts notwithstanding. Referring to example 8 (p. 253), four people were unjustly made to pay, and one, the occupier, was unjustly allowed to escape, but he was the only one who had a vote in respect of the property. Great thanks were due to the London County Council for printing their 14 examples, and a great deal of thought had been thrown into their preparation, with an evident wish to do justice between the parties. He had gone carefully through the 14 examples, which proposed to make charges on 31 different people, including the owners of improved ground-rents, and, in his opinion, not one single charge in the whole lot could be maintained as just, some of the parties charged being, indeed, mere annuitants, having no reversion, and no possible interest in any improvements.

All kinds of assumptions were made, and quite fairly so, in order to illustrate different circumstances, but to test such assumptions in practice would often require a good deal of ancient history touching the circumstances connected with each sub-letting since the original lease was granted. Taking one example (No. 10), a sub-lessee, B, takes a property on a large estate developed by a building company, the property being, presumably, a shop, and the rent being £80. After ten years' waiting B was said to get the benefit of a great rise in rent (from £80 to £120) although no

addition was made to the building. This was assumed to be evidently land value, and consequently he was charged heavily for it. The usual course, however, as every surveyor knew, in laying out a large estate, was to set aside certain plots for shops. These were expected to produce higher ground-rents, and but for this an estate would often not pay to develop at all. More ground-rent, and more rack-rent, if taken on lease, would be paid for these shops than they were worth at the time, in anticipation of increased future custom after the private houses were built and occupied. This was, doubtless, the true explanation of the position at the time B bought the lease. The shop was not then worth £80 as current rent. The builder, C, could not wait until the shop had the benefit of the projected private roads on the estate. It was clear that the increase of rent was not all increased land value. Ten years was no unusual time to wait for a shop to develop. It would be very unfair to charge B with the tax. The occupier ought to pay the whole, because he would have discounted the total rates payable on the shop, of which this tax would form a part.

This was the illustration of one charge. The other thirty were based on equally flimsy foundations, but in every case it was the occupier for the time being who got the benefit of the increased land value. In fact there was no increase in land value unless the increase in rental value exceeded the increase of the rates. In every sub-letting the prospects of increased rates and increased rental were discounted. When the occupier's interest expired, any improvement in land value would revert to his immediate landlord, who would then pay the increased rates, and so on until the free-holder was reached. The very essence of the thing was that if the annual land value increased, it increased in spite of the extra rates, and the payer of the rates for the time being received the whole benefit. He now received the greater

and paid the less. What was proposed was that he should receive the greater and make others pay the less.

Would it be believed that under the proposed scheme the more the site increased in value the less would the freeholder and the intermediate lessees receive? But such was the case.

The proposed tax was called a "new tax," and referred to as a "new source of revenue." To illustrate what there was new about it, he would consider a property as a tank supplying rates, and the different interests in it, as shewn in the County Council's examples, as so many taps through which the rates were to be drawn to meet the local services for that property, for which a given quantity of rates was required. This was now all drawn, say, through tap A, the occupier. If the other taps were turned on less will come through tap A—that was all the difference. It was a new tax only in name, and certainly not a new source of supply. If there were still any doubt about this it could be cleared up by illustrating its application to an occupying freeholder. He would make all the payments, and it would not matter to him by what names they were called, the total being the same. The danger was that the delusion as to having a "new source of supply" might encourage waste, so that the total drawn might have to be greater, and certainly the mere application of this scheme would alone involve enormous expense.

As to the allowance off the assessment of land value to be made to owners for improvements by drainage, embankments, or the like, within 20 years (why only 20 years?), this admitted a most important principle, and the allowance should equally be made for old buildings removed in preparing a site, which would often absorb much of the so-called "unearned increment."

As to forcing into the market sites at present vacant or

covered with old buildings, for every pound the owners conjointly gained by delay, the local rates gained in proportion, say, five shillings. The owners and the local revenue might be described as partners, and if it paid the owner best, in the long run, to let the site ripen, it also paid the local revenue best. What was proposed was that, whilst one partner left the interest on his capital in the concern to accumulate, the other was to draw his interest out year by year, and at the winding up to divide according to the proportions of capital originally put in.

The uncertainty of valuing existing covered sites was well shewn on pages 248 and 249. The idea of the Council appeared to be to take every house in London in succession, and value its site as vacant on the supposition that all other houses remained standing. It was true that if one wanted a site in a settled neighbourhood it would probably be necessary, in order to get it, to clear away a valuable house, the cost of which was merged in the site value; but in 50 or 100 years the houses over a large area in that neighbourhood might be worn out or old-fashioned, and a large area of land thrown on the market by extensive clearance, when the land values would go down, shewing that during all those years the site tax had been charged on an excessive assessment. In some cases this excessive charge, if capitalised, would exceed the value of the entire property on falling in.

With reference to the application of the proposal to future leases, its effect would be to a great extent discounted, but it would discourage long terms, as regards intermediate and occupation leases, because if the ground-value increased, the lessor's net income would decrease, and as regards leases generally because there would be no knowing when the rate in the £ might not be arbitrarily increased. There were also many other objections. But, if applied to existing

leases, it would be so disastrous in its effects on the moral honesty of the community that he would not believe that, when a body like the London County Council, who professed to desire to do what was equitable, came to further study the question, they would persist in the promotion of a scheme so likely to be unjust to a large number of their constituents.

Mr. Charles Harrison (Visitor) said he felt honoured by having received an invitation to address a few words to the Meeting on the subject of the taxation of ground values. It appeared to him, on reading Mr. Howard Martin's Paper, that the writer had somewhat misapprehended the nature of the proceedings, and the resolution of the London County Council. The only document with which Mr. Martin had dealt was the report made to the County Council by a majority of a committee of 16. When that report came up it was not adopted, nor had it been acted upon; and, according to their Standing Orders, remained simply the expression by the Chairman of the opinion of the Committee. It had no greater weight than that.

When that report came up, he had himself moved a resolution, which was accepted and adopted by the Council, and he would, with permission, refer to the resolution itself as being that which the Council had agreed to, and which officially formulated their present proposals.

The resolution was very short. It involved two or three propositions, all of which he would desire to emphasise, because he did not think that in any one of those propositions any superfluous language was used. After the first two lines, which were merely preamble, the resolution was to this effect:—"The Council is of opinion that all lands "situate in municipal areas, and whether partially or "entirely covered with buildings or existing as vacant land, "should be made directly liable to local and other taxation,

" and, for that purpose, should be entered in a separate " column of the valuation lists, and that no contract should " be allowed to affect any charge falling on or imposed on " the land value."

That was the resolution, and the propositions which it laid down were these :—First, that it was proposed to deal with lands situate in municipal areas; and, secondly, it dealt with the question whether they were wholly or partially covered with buildings. In some cases every superficial inch of land might be covered with buildings, and in other cases only a part be built upon, and the rest used as a garden, as in many suburbs. The next proposition was that that class of property should be made directly liable to rates. If that property, in fact, paid a rate, let it be entered on the valuation list *direct*. If, on the contrary, it did not pay rates, then he thought everybody would agree that it was a new source of revenue to the local authorities, and that there was no reason why that particular class of property should be exempt from its contribution to local taxation.

Then, the next proposal was, not, as had been suggested by the Report of the Chairman of the Local Taxation Committee, that a separate rate *ad hoc* should be imposed, but that the land should be liable to local and other rates. That was the whole substance of the resolution, and the drafting and carrying of it out was a matter for the Government of the day, or for any other authority that introduced the Bill.

In considering this subject he thought the Members of the Institution could greatly assist (and he knew it was quite outside the principles of the Institution to take any political view of the matter) by seeing whether there was any property liable to be rated which did not now contribute to the rates, and in what form the rateable value should be ascertained

He was satisfied, speaking only as a private individual, that he was expressing the views of the County Council in saying that their sole object was to arrive at a solution of this question—not treating it as a political, but as a social and economic one.

The resolution treated the question as applicable to all lands in towns, such as, for instance, Manchester or Liverpool, and it was determined that the Report of the Local Taxation Committee Chairman, the Memorandum prepared by himself on the subject, and the Bill referred to in the Memorandum, as also Mr. DALZIEL's Bill, should be sent to the Government in order that they might determine the best way of carrying out the broad proposition laid down in the resolution.

He did not wish to detain the Meeting, but he desired to mention a few reasons why a Bill, for such a purpose, and limited in such a way, should be passed into an Act. What, he asked, gave to a plot of land its value? The fact, he presumed, of its being in a good street connected with centres of business, and having a supply of water and drains and lighting. Those advantages all cost money. Stop the expenditure, and what would be the value of the land then? The increase of value which went on in all towns was attributable to the keeping up of the local expenditure—to the keeping up of the drains, to the lighting, and to the facilities and amenities with which the land was surrounded. It appeared to him, therefore, that when it was found, statistically, that the value of land was actually increasing, *i.e.*, existing buildings were increasing annually in value at the rate of £260,000 a year (bricks and mortar did not appreciate in that way), it was evident that the increment was attributable to the local expenditure. Supposing the land and the houses in London belonged to one, instead of to 100,000 landlords, would the population be as great as it was now, unless he kept up School Boards? Would the landlord

be able to develop his land north and south of the Thames, with bridge tolls still intervening? Without any fund to pay off the perpetuity of the toll, whether of ferries or bridges, could he develop the land for building, on the north side, dwellings, say, for the workmen in Woolwich and dockyards on the south? The bridges and ferries had now been made free, but at whose expense? Certainly not at the expense of the landowner. But if the value of his land was increased by that outlay, was it not reasonable that he should contribute to that outlay by bearing some of the burden of the local taxation? He would take the case of the great Church lease (he called it a Church lease because it originated from the Church) of the estate of Paddington—618 acres. That was, some years ago, held under the customary renewal of leases from the Church. The tenants' interest consisted, as was then assumed, of two-thirds of the fee-value, and the Church interest was one-third. An Act of Parliament was passed for leasing and granting leases for the whole of the Paddington Estate. Two-thirds of the rent were reserved for the beneficial lessees and their descendants, and to the lessors (the Church) was reserved one-third of the ground-rents of the whole of that great Paddington estate. But did that one-third contribute a single penny, as local taxation or Imperial taxation, except as income-tax, in respect of that enormous ground rental? The two-thirds interest of the lessors paid succession duty, but the remaining one-third did not pay even succession duty or Corporation duty, and contributed nothing in the form of local taxation towards the maintenance of all this vast area, nearly as large as the City of London.

The largest landlords as regards area in the whole of London were the Ecclesiastical Commissioners, who in their published accounts stated that their ground-rents amounted to the magnificent sum of £320,000 a year, and were increas-

ing daily. Was it right, was it reasonable, that this particular interest should contribute nothing to the local taxation? He ventured to think it was a question which could be hardly answered in the affirmative. Take the case, for a moment, of the Liverpool and Manchester system of 999 years' leases and our London system of 99 years. The leaseholder had to pay, on the capital value, 3 per cent. probate duty, which came back to the local authority in the form of an Imperial grant in relief of local taxation. The capital values were thus taxed in all these cases, but in the case of freehold there was no capital taxation. There was only taxation of the life interest, of which no portion came back to the local authorities in relief of local taxation. This exceptional class of property neither contributed to Imperial taxation nor to local taxation, and it was, he thought, time that such a state of things should be remedied.

The resolution of the County Council stated that it was the opinion of that body that all land sites in municipal areas should be made directly liable to local and other taxation, thus approaching the subject from the same point as did the Rating Act of 1874. In 1871 Crawshay's great case was tried, and carried to the House of Lords. The House of Lords decided that all mines (other than coal mines, which were expressly mentioned in the Statute of Elizabeth) were exempt from rating, and, accordingly, ironstone mines were not liable to be rated. In that state of things, there being many lessees of ironstone mines who had covenanted to pay all rates and taxes present and future, the landlords went to Parliament and asked for an Act to bring into taxation, as a new source of property, ironstone mines and mines other than coal mines, and make the tenants liable to local taxation.

The Statute of Elizabeth had only mentioned coal mines. The Bill proposed to tax other classes of mines, and as

regards these other mines there were then existing leases in which the lessees covenanted to pay "all rates and taxes "now or hereafter to be assessed"; but the lessees of mines other than coal mines, when the House of Lords decided they were not liable to poor rates, were strong enough in the House of Commons to say:—"You may, if you "like, tax for poor rates these ironstone mines, which "were not taxed before, but, mind you, we will not hold our "property liable for that taxation"; so, accordingly, by the Act of 1874 it was expressly provided that "where any "poor or other local rate which at the commencement of "this Act any lessee, licensee, or grantee of a mine is "exempt from being rated to, in respect of such mine, be-"comes payable by him in respect of such mine during the "continuance of his lease, grant, or license, or before the "arrival of the period at which the amount of the rent, "royalty, or dues is liable to revision or readjustment, he "may (unless he has specifically contracted to pay such rate "in the event of the abolition of the said exemption) "deduct from any rent, royalty, or dues payable by him "one-half of any such rate paid by him." Now, in 1874 no great outcry about breach of contract was heard. That Act made these ironstone mines, which were, under the covenants of the leases, liable to all rates and taxes and all future rates and taxes, liable, for the first time, for the payment of poor rates, which the House of Lords declared they were not liable to in law. But this Act did something more; it made liable, for the first time, another class of property which it was said never contributed to local taxation, namely, the rights of fishing, shooting, and sporting. The Act dealt with these classes of property and with woods, all of which, until then, were not liable to taxation. It laid down rules for ascertaining how mines or woods, or fishing or shooting rights, should be rated.

There were many leases in existence, at the date of the passing of that Act, by which tenants covenanted to pay rates and taxes; but there was, as he had said, no great outcry made about the breach of contract or the shifting of contract, and no talk of doing injustice and inequity. That was the state of things in 1874 under the Rating Act, and he would ask the Meeting to apply the analogy of that Act and of the system involved in it to ground values. He, personally, advocated the view that ground values ought now to be rated directly as a new class of property and be made liable, in the same way as another class of property was made liable by the Act of 1874, and for himself he did not stop to inquire whether property which he proposed should be now taxed was already taxed or not, for on this point there were two schools of opinion. One school said that such property did already pay taxation, and the other school maintained that it did not.

It suited him equally well whichever line was taken. The Town Holdings Committee said ground rents and feu duties were already taxed as being included in the rateable value of the hereditament on which they were secured. That was one side of the question. He accepted that, but the Town Holdings Committee further said:—"It is "desirable that the real and the apparent incidence of local "taxation should be, as far as possible, identical, and no one "should be able to free himself by contract from direct "liability to any impost which the legislature may lay upon "him."

They laid it down that it was advisable that taxation should be made direct, and that property should pay direct that taxation which it now paid indirectly. If, therefore, ground-rents did now pay taxation, no one could complain of their being put in a separate schedule in the Valuation List, and being made to contribute that direct taxation

which it was alleged they now paid indirectly through the lessees. If, on the other hand, they did not, as a fact of economic law, pay any taxation, then it was a new description of property that ought to be made liable to taxation, because it did not contribute. On that ground it ought to be put in a separate schedule for the purpose of valuation.

To deal with this question, Mr. DALZIEL introduced a Bill* last year, and in that Bill provisions were made (following the Act of 1874) as to the method by which the ground value or site value should be ascertained. He should much like to have the opinion of experts like the Members of the Institution with regard to the rules for ascertaining land values. The principle of the Act was this: the term "a "house" was defined and used in the same sense as it was used in the Lands Clauses Consolidation Act—*i.e.*, it included not only the mere building, but also its appurtenances used as part of the house; and, having made that definition, the Bill then said that all other portions of the land beyond such as would pass under the definition of the term "house" under that clause of the Lands Clauses Consolidation Act should be treated as building land, and the Bill proceeded upon the assumption that all land in municipal areas was building land of variable value, but that the very fact that it was in a town made it of building value.

The Bill further proposed that there should be made a separate valuation of the site value of the land, which should be entered in a separate column and the amount deducted from the rateable value column, and that, as provided in the Act of 1874, the property so entered, whether in one column or the other, should be equally "liable to "local taxation." That was the term adopted in the Mines Act, and again repeated in Mr. DALZIEL's Bill.

* This Bill was re-introduced as Bill No. 55—1894.

It had been suggested that there was a difficulty as to the definition of "vacant land." This Bill declared that all land was vacant building land, except such as formed part of, or was used with, a house, as defined in the Act, which might be exempted from the land value rate under the Bill, or land used as a market garden, nursery garden, or for similar purposes.

This brought him to the question of assessing vacant land. This was mentioned in the resolution, and had been dealt with by Mr. Howard Martin in his Paper. Mr. Martin said, not that it was impossible to value vacant land, but that it was very difficult to ascertain its value. It might be a matter of more or less uncertain opinion, but he (Mr. Harrison) thought that if he were to ask any one of the Members present to make a valuation of a piece of land, not built upon, in any part of the county of London, which was proposed to be taken compulsorily by a railway company for a station or other purpose, there was not a surveyor present who would hesitate to fix a price which would be, for all practical purposes, the accurate value of that vacant land.

It was not the fact, as had been suggested, that there was nothing intermediate between the worth of vacant land of only agricultural value and land which was capable of being let *eo instanti* for building purposes, and of being developed as building land. Land would always let for building at *some* price.

What Mr. Dalziel said in his Bill was that if it were impossible to ascertain the value, then let 4 per cent. on the capital value be taken, and he (Mr. Harrison) did not suppose there was any surveyor present who could not tell him, almost within £1, what the capital value of any unoccupied land would be.

As to the suggestion that it was proposed to tax capital values, the fact might be forgotten that the capital values

of leaseholds, because they were leaseholds, paid, as he had already pointed out, 3 per cent. in the shape of probate duty, and that probate duty was given back by the Imperial authority in reduction of local taxation. So that, in point of fact, a tax on the capital value of leaseholds was constantly being paid to the Imperial Revenue, and being repaid to the local taxation authorities for the reduction of local rates.

With reference to the question of contract, if the scheme were carried out, separate valuations would be made and entered in separate columns of the valuation list, and each interest in the property would, under the clause in the Act of 1874 and that proposed in Mr. DALZIEL's Bill, and introduced by the Council, become directly liable to local taxation.

But many persons said:—"We have no objection to "direct taxation, but you must observe existing contracts."

That was a subject with which he was quite prepared to deal. He did not propose to adopt the old, worn-out argument of how far there were precedents in the public statutes, but he would venture to make a few observations on the question as affecting contracts in London, for he did not think the matter had at any time been sufficiently prominently brought forward, and he believed that the facts which he proposed to lay before the Meeting would greatly aid in the discussion of the matter. If contracts were not to be touched, the 557,000 houses now in London (in respect of each of which he presumed a contract existed) would be exempted from any future taxation during the term of the current leases. He wished to impress upon the Meeting the fact that, in dealing with this question of contracts, the contracts in the original leases must be considered, and the mere contracts of occupancy or of immediate tenancy must be disregarded. Now, from 1800 or rather earlier, down to 1855, there was an unbroken record of continual

interference with contracts and leases in respect of payment of taxes. Down to 1855 there was no unity of any sort at all in London. There were in 1855, according to a return of Sir Benjamin Hall's, no less than 315 separate Paving, Lighting, and Watching Boards existing in London, and areas of taxation were almost as numerous. Each area had grown up under its own Statute. Each area was, for this purpose, as independent as if it were a separate town, and under each of the Acts of Parliament governing those particular units ground leases had been created, property had been leased, and tax covenants had been entered into on the faith of those Acts of Parliament. Those Acts, in some districts, limited the amount of poor rate, and expressly declared that it should not exceed, say, 6*d.* in the £. He observed there was an Act relating to Westminster which ran from 1662, and was only repealed in 1845, on the faith of which all the property in Westminster, down to 1845, had been built, and by that Act there was a distinct limit for rating. This subject was not to be approached as if all London were clear—as if the houses were only now in 1894 being erected, but it must be considered what ground leases had been created: when they were created for the 99 years; and what was the Act of Parliament with regard to local taxation on the faith of which the lessees had undertaken to pay rates and taxes.

He found that in St. James' Fields (commonly called Pall Mall) the inhabitants were required to pay according to their several estates and interests, and that in Chelsea there was a differential Rating Act in force for a very long period of time, by which the rate was not to exceed 2*s.* 6*d.* on the houses with gardens and parks, or 1*s.* on all other houses. The County Council were now having these old Rating Acts reprinted, in so far as they related to rating, and it was found that they ran, page after page, identically with each

other in each area and district. Half-rates were usual for empty houses, and, moreover, vacant spaces and void lands were all made subject-matters of taxation specially. There was a startling illustration in Hans Town, Chelsea. An Act of Parliament which was in force down to 1855 declared, not only that the rates should not exceed 2*s.* in the £, but also that when houses were occupied at a rack-rental any excess should be borne by the respective landlords, and tenants were authorised to deduct and retain the sum, and the landlords were required to allow such deductions. All the 99 years' ground leases in Hans Town were created on the faith of that Act of Parliament. He found that to this day paving was limited in the same way as lighting, and that in Marylebone, where a new street had been constructed, the Crown was so careful of its interests that it put in a proviso that a particular area should be rated at a sum of £6,084, and no more. If anyone took a house there, and entered into a contract to pay rates and taxes, he was liable, by Act of Parliament, only for his share of the £6,084. Was it ever contemplated that Parliament would repeal that Act and alter the whole incidence of the taxation? When that Act, with others, came to be dealt with in 1855, it was altogether set aside — not in so many words, but, he thought, *per incuriam*—by Parliament.

Time would fail him to give all the instances; but it might be taken, from the figures given in the Census, that 62 per cent. of the ground leases in 1881 were created before 1855, and leases had been granted and tenants had entered into contracts to pay rates and taxes upon the faith of the local Acts then existing throughout London. By a stroke of the pen those local rates were converted into Metropolitan Board of Works general rates. The limit was abolished, and the rate became a general rate, which might be of any

amount. But Parliament in 1855 said that in making a general rate two items, namely, sewers rate (which was a landlord's rate), and Fire Brigade rate, which was limited to ½*d.* in the £, should be kept separate in the books. This went on from 1855 to the passing of the Local Government Act of 1888. Up to that time tenants had the right of deducting the sewers rate under the Act; and in Greenwich alone the authorities gave 8,000 certificates annually to tenants of the payment of sewers rate, for the purpose of their recovering it from the landlords.

In 1888 the same duties were all provided for by a new rate, under a new name, and this was leviable as poor rate. That sewer rate, which was paid by the landlord, was no longer a rate of the Metropolitan Board, limited by the Act of 1855, but it became a rate payable by the occupier as the poor rate was, and consequently the whole covenant between the parties was, by that Act of Parliament, altered and shifted. In 1855 the half-rate on vacant land was dropped, and, in consequence of that class of property being no longer liable to contribute to rating, the liability on the occupiers in respect of other property was increased. That appeared to him to be a strong ground of argument. Contracts had, for the last century, been altered by Parliament invariably in favour of increasing tenants' liability and relieving landlords' liability, and, that being so, he thought Parliament was entitled now, if it saw a new class of property which had not been subjected to taxation, to make the property liable, by means of a separate valuation, to pay that portion of local taxation which it did not now contribute. It was upon those grounds that he had urged his resolution, which had been adopted by the County Council, not only as being economically sound, but as being based upon equity and fairness as between the various interests concerned. He would cordially welcome the

assistance of the expert Members of the Institution in solving any question relating to the *modus* in which the scheme was to be carried out, either by defining or amending the definition of "vacant spaces," of "vacant land," or of "houses," or of the other properties which it was proposed to rate, or the rules laid down for ascertaining and valuing "site or land value," and on broad lines he felt sure that surveyors as a body would agree with the resolution which the County Council had put forward.

Mr. Daniel Watney (Fellow) said he should like to ask Mr. Harrison a question or two, in order that the point at issue might be fully and clearly understood. Was it in the minds of those who made these proposals that the site of any property (whether residential or otherwise) should be valued without the house upon it and with all its inherent capabilities, quite apart from the terms on which it was at present let on lease? Was the house to be valued afterwards on the basis of what it would fetch in the market? It seemed to him that, if the site was to be valued by itself, it must be valued at a very much higher rate than if it were taken with the house upon it. It would be, he understood, valued as a clear site, and therefore, in that event, the valuer would have to consider what was the most profitable manner in which that site could possibly be utilised, and that would determine its value for the proposed rate. But, if it was to be valued simply as a site having a building on it, that was another matter.

He should like, also, to ask another question on a point which seemed to him to be rather important. There were many squares in London which were private property, and were, undoubtedly, vacant sites. Was it in the minds of those who framed the Bill that landowners who now had such vacant sites should pay rates for them as possible building land?

Mr. Harrison said, with regard to site values, it was certainly proposed to value them as if the site were cleared, but with certain exceptions, to meet exceptional cases. For instance, as he had explained, the word "house" was taken to mean the house and the ground round about it, and what was appurtenant to the house, which might be described as the curtilage. Take, for instance, Holland House. Anything more than would come under the definition "house" according to the Lands Clauses Consolidation Act would be valued as a cleared site—as vacant land.

With regard to Squares, there was no property in them. There was a right of user only, and that would not, therefore, come within the definition.

Mr. Watney said that he wanted to know if all sites in London were to be treated as cleared and without any building on them at all, and if a valuer was to be called in to say what was the greatest amount of money it was possible to make out of the site without a lease or any restrictive covenant affecting it? Was it to be taken at its value as a cleared site in possession?

Mr. Harrison said that would be so. The question was answered by Sub-section B of Section 5 of Mr. Dalziel's Bill:—"As regards all other houses as in this Act defined, "the land value shall be the annual ground rent, which, at "the time of the valuation, might be reasonably obtained "for a term of not less than sixty years for the area of land "comprised in the term house, as in this Act defined, as if "the same were a clear and unimproved site of land, and as "if no buildings existed thereon, such annual ground-rent "not being less than four per centum on the capital value of "the land comprised in such house."

Mr. Watney said he was sorry to seem so persistent, but

he should like to ask how a case would be dealt with in which there was an unexpired term of 50 years, and when the land as a cleared site might be of much greater value than the present rent paid by the occupier for house and land.

Mr. HARRISON said there were, undoubtedly, many cases where the site was of more value than the building as it now existed.

Mr. WATNEY asked who was to pay the land value rate if the landlord only got £50 a year, say, and out of that had to pay rates on £100 a year, which might be fixed as the site value?

Mr. HARRISON said that, undoubtedly, that was carrying the intentions of the County Council to their extreme in an exceptional case, but it might be possible to satisfy the Assessment Committee that the circumstances were such that the whole area of the site could not be built upon, in consequence of some existing term. He would refer to the text of Mr. DALZIEL's Bill, and he thought the rules there laid down would answer all Mr. WATNEY's questions. It was prepared by technical valuers.

Mr. J. R. ADAMS (Visitor) said he thought that Mr. HARRISON, in his very definite expression of his opinions, had, at any rate, cleared the minds of Members present of the notion that land did not pay local taxes, whether it was as land or as a house and land or a house without land, clearly it was not the individual, but the property itself, which was chargeable to and did pay local taxation of every kind, but he had hit upon one blot, which was on the question of Church property. He believed Church property

paid no succession duty, nor, until recently, did the property of the City Companies. He thought all would agree that there should be no such exemption, but that some scheme should be devised by which such property should pay something in the way of Imperial taxation. In fact, all property should pay an equivalent to the death duties, whether Corporation property or anything else.

A corporation only paid 5 per cent. on the annual value of its property. But it struck him that Mr. HARRISON did not grapple with the main question under consideration, and that was the question of paying a special rate, rather than a tax. He did not think that Mr. HARRISON dealt as clearly as he had hoped he would with the question of paying extra or special taxes on land in the shape of the proposed ground tax. He remembered, a few years ago, when the present Lord Justice DAVEY went to Dundee, with the view of contesting the representation of that constituency, he issued an address, in which he announced his adhesion to the scheme—then somewhat novel, but to which we were now quite used—of the taxation of ground rents, and he (Mr. ADAMS) ventured to contest his views on that matter. He pointed out, and he thought that Mr. HARRISON would substantially agree with him, that all these things, whether called ground rents or feu duties, or whatever they might be, all contributed their proportion to the taxation charged on the hereditaments of which they were part.

He would take a house in Portman Square for an example, where, possibly, the ground rent was £100 or £150 a year. The house was rated on the present system of annual value at £500 or £600 a year. It was obvious that the £100 was part of the £600, and the rates and taxes paid on that £100 were part of those paid on the £600. That seemed to him to be common sense. If Mr. HARRISON and his friends would be bold enough to come forward and

say, "We admit all this, but we want to put an extra tax "on the £100 a year," then he could understand the matter, although he did not agree with the policy of putting an extra tax on the £100. The proposals simply amounted to an endeavour to get somehow at the ground landlord, whoever he might be. But it must not be forgotten that the question affected not only the dukes and earls and large landowners, but the hundreds and thousands of small landowners, who would soon feel the effects of any taxation on what was often the sole source of their small income. It was probable that the Prudential Life Assurance Company had a larger sum invested in ground rents than any one in London, and by their report it would be seen that the persons interested in that property were one-fifth or one-sixth of the whole population of the country. Was it proposed to tax all these incomes? He agreed that the burden of taxation should fall on those who could best afford to pay it. He contended that the more property a man had, whether in land or money, the less was the proportion he paid to the rates and taxes. He took the trouble, some time ago, in connection with some property in Marylebone, to keep a regular account of the rates and taxes paid, and to compare it with the revenue received. It was a block of workmen's dwellings, and he found that the less the rent received the higher were the taxes in proportion. After a good deal of trouble with the local authorities, the rating was settled on something like reasonable lines, so that the taxation should be proportionate, to some extent at any rate, to the amount of rent received. If he might put the matter in a very simple form, he would take the case of a man who had, say, £1,000 to invest. If he bought leasehold ground rents, he invested it to pay 6 or 7 per cent., and got £60 or £70 a year, on which he paid income tax. Another man invested his £1,000, say, in

London and North Western 3 per cent. debenture stock, and received £30 a year, and on that paid income tax. He did not think that was fair. He thought a man who had £1,000 should pay according to his £1,000, and not according to the amount he derived from it; for the latter system must, he thought, have a tendency to induce men of large capital to invest in that which produced the smallest income, and so avoid taxation.

He was quite in sympathy with Mr. Harrison in his desire to get more out of the rich and less out of the poor, but he was not in favour of interfering with contracts. He had had a good deal to do with leases and in dealing with property, although, perhaps, not so much as Mr. Harrison had, and he was inclined to think that it was best to leave people to the result of their own bargains. He had taken from a public body a lease of some property, and on it built a couple of houses, with, at the time, very satisfactory results. At the present time the property was not in a very satisfactory position, and, if it were proposed to interfere in cases relating to rates and taxes, he did not see why other cases where people made bad bargains and lost should not be interfered with. The principle was altogether a bad one, and it was, to his mind, no excuse for it to say that Parliament for 100 years had been regularly breaking contracts. To strain the principle of any Act of Parliament, in order to go behind an existing contract, was not to him satisfactory. If the County Council would be content to say that a new system should be established, and that landlords should in all cases pay half the rates or even the whole, he saw no objection so far as the future was concerned, but he was strenuously opposed to any violent interference with contracts which had been deliberately made. No one could say that a man who took a lease at this moment did not know that, if he undertook to pay all rates and taxes and outgoings, he

undertook what was quite uncertain, and, if he chose to undertake an uncertainty, why should he not do so? How was anybody to ascertain whether it was for his benefit, or the contrary, to enter into that particular contract? He sincerely hoped that Parliament would not sanction any such proposal as a deliberate interference with existing contracts.

On the motion of Mr. A. R. Stenning, the discussion was adjourned to the next Meeting.

No. 334.

AT

THE ORDINARY GENERAL MEETING

Held on Monday, April 16th, 1894.

CHARLES JOHN SHOPPEE (PRESIDENT) IN THE CHAIR.

The discussion on Mr. HOWARD MARTIN'S Paper on "The Report of the Local Government and Taxation "Committee of the London County Council on the Subject "of the Rating of Ground Values," was resumed, in the absence of Mr. STENNING, by

Mr. ARTHUR GARRARD (Fellow), who said that, having read the Paper through with a great deal of interest, he should like to say a few words on one or two points which had struck him, with the hope that his observations upon them might be of some little use. But first he desired to personally thank his friend Mr. HOWARD MARTIN for his very able Paper, with the conclusions of which he entirely concurred.

It was, he thought, generally agreed that all property should be fairly rated at its proper value, and, that value having been ascertained, it appeared to him, as an ordinary man of business, that the rate should be collected as easily and with as little friction as possible; but, judging from Mr. HARRISON'S statement, it appeared to be his view that the rates should be entered in the lists in separate columns and collected from as many persons as possible.

In order to illustrate his views, he would take the cases of a certain number of houses rated equally. Supposing

there were four houses of the rental value of £100 per annum each. He would assume that the freeholder lived in the first. Then all the taxes on that house would have to be paid by him. And he would assume, for argument, that the taxes amounted to £25 a year on each house. Assume that the owner had let the next house to a tenant at £100 a year, on condition that he paid all the taxes = £25. The London County Council say that this is not right, and that part of that £25 should be paid by the freeholder. Suppose the part to be £5, what would be the result? A reletting would take place, the rent would be raised to £105, and the collector would have to make two collections instead of one. Suppose the next house was held for 80 years, at £10 a year, and the owner sub-let it at £100, on condition that his tenant paid the taxes (£25). The County Council would say :—"No, you must not pay the whole £25 ; part of "that must be apportioned between the freeholder and the "leaseholder who lets it to you, and they will have to pay a "proportionate part of £5, thus making three collections "instead of one." Take the next house, held by the same freeholder, and let for 80 years at a rent of a shilling a year. The lessee underlet it for the full term, less a few days, at £10 a year, and the sub-lessee, again, let it to a third man at £100, on condition that he paid all the taxes. The London County Council say this must be apportioned again. But, of course, they could not, in justice, apportion any part of the rate on that £10. This so-called improved ground-rent was neither more nor less than a terminable annuity of £10. What could be done in this case? It would be useless to tax the freeholders 1*s.* a year; the terminable annuity ought not to be liable, consequently the lessee who paid the £10 improved rent would have to pay the whole of the £5 from which his tenant has to be relieved, and he will, as in the case of the freeholder, increase his tenant's

rents to £105 to recoup himself. Unless the London County Council assumed that by having several persons to deal with they can manage to get more rates out of houses thus divided than if they were treated singly, where is the advantage of three or four persons paying the £25? It seemed to him that such a plan was undesirable unless it was intended to create an injustice by taxing one house more than another of similar value. If a tax were put on that £10 improved rent, it might as well be put on the man who had a terminable Government annuity of £10. If the London County Council, on taxing this £10, owned that it was their object to tax terminable annuities, they were certainly entering on a new field for raising their funds.

Unless the County Council wished to collect, under certain conditions, more taxes from one property than another of the same value, it was useless and vexatious to dictate what proportions should be paid by the different persons interested, for the men who had to bear the burden knew best how to fit it to their own shoulders.

Then, as to improved ground values, he hoped to shew that the owners of these do and ought to pay the taxes in respect of them. Supposing a house carries a ground rent of £10, and, when built, was let at its fair value of £70. A railway company might open up the neighbourhood, and in the course of time, from this or other causes, the value might rise from £70 to £100 a year, while the ground rent remained the same. The London County Council seemed to think the owner of the £10 should be taxed because the property has increased in value; but the man who got the benefit of this increase was the lessee who had it for a term of years. He it was who received the improved rent of £30 for the remainder of his term and got more out of the site than the freeholder, yet it was the reversioner whom it was proposed to tax, simply because he is the freeholder.

He had explained this view some years ago to a member of the Council, and asked him how he would deal with such a case. His reply was:—"By all means, when-"ever a case of that kind arises, let the Government step "in and readjust the rent; the owner ought to get a part of "the increase and pay part of the taxes." This was seriously put forward as an equitable way of doing it.

It was said by Mr. HARRISON that the County Council were troubled for a new source of income, and, with that difficulty in view, he proposed that ground values should be rated. He did not stop to inquire whether the property he proposed should now be taxed was already taxed or not, for on that point there were, he said (page 283), two opinions.

Then, having formulated his views which, he said, he induced the London County Council to adopt, not only as being economically sound but as being based upon equity and fairness as between the various interests concerned, he went on to say that he considered the drafting and carrying of the resolution embodying his views to be a matter for the Government of the day or for any other authority that introduced the Bill. To his (Mr. GARRARD's) mind there was an entire absence of equity in the proposals. Again, with a view to supporting his arguments strongly, Mr. HARRISON said, on page 285:—"Land would always let "for building at *some* price." He ventured to say that any surveyor understanding his business would agree that it was impossible sometimes to let it at any price; and to tax it on that assumption appeared to him (Mr. GARRARD) to be most unfair. The London County Council were in difficulties for money. They had most unwisely thrown away the coal tax, to the great injury of Londoners in general, and appeared now to be acting on the principle of the man who sent his son to make money, honestly if he could, but to make money.

Mr. F. Marshall, Q.C. (Associate), said it was alleged by the advocates of these proposals for taxing ground values that it would apparently be more fair, or at any rate it would not cause any harm to anybody, to have a separate column for what they were pleased to call ground values—that if taxes were already paid upon ground values, then it would not harm anybody to put the value in two columns instead of one, and that if land was not directly taxed it should be taxed. That seemed to be a plausible and certainly a very taking way of putting the case. Everyone who was practically acquainted with the matter knew that, with regard to ground rents, they were already taxed—he would not say they were fully taxed. The occupier had to pay as he had bargained with his landlord to do. If it were felt that the owner could more easily bear the burden of taxing land as distinguished from houses and if in the process of making the change no injustice were caused, he thought few would object to it. But it was, undoubtedly, in making the change that the pinch would be felt. No one, he thought, in the present discussion, had attempted to defend the breaking of contracts that had been deliberately made between the landlord and tenant. The only thing said in its favour was that in other cases it had been done, but two blacks could not make a white.

He was rather struck with what Mr. Harrison said as to the abolition of Local Acts in 1855 for the purpose of introducing uniform principle. Before that the owner had to pay a proportion of the rates, and, no doubt, the Act broke through a certain number of agreements in the Metropolis; but the change was very properly made for the benefit of the people at large. If a certain amount of injustice had been caused it was a matter for regret, but could not very well be helped. But here, without any apparent advantage, it was proposed to break through

contracts which had been made for years, and to put into one pocket what it had always been understood should go into another. He (Mr. MARSHALL) happened to be one of those who would benefit by that kind of thing; but he would rather stand in the position in which he at present stood, than change it at some one else's expense.

Now, with regard to the mode in which it was proposed to carry the scheme out, he had in his hand a copy of Mr. DALZIEL'S Bill, to which Mr. HARRISON made frequent reference, and it put the matter in a somewhat clearer light even than Mr. MARTIN'S lucid and able Paper. What was proposed appeared to be this—that, to begin with, the sites of all buildings should be re-valued, and, should be put in a separate column of land values; that all vacant land should be valued, and that, for the first time also, vacant houses should be rated, and rated apparently at the full rate. There was a somewhat curious phrase used as to the valuation of the land—that the land upon which buildings were now standing was to be valued as clear and unimproved sites. "Clear," he could understand, but what the word "unimproved" meant was open to some little doubt. Was it to be supposed that a piece of land in the middle of a town was to be regarded as destitute of any roads, sewers, or anything of that sort? He supposed what was intended was that land should be regarded as clear and destitute of buildings—simply vacant land. But that being so, in what way was the valuation to be made? Quite confidently, Mr. HARRISON said:—"Oh, any experienced valuer would very easily tell "the value of the land under such circumstances." But a valuer would require a principle to go on, and he was rather curious to know what the principle proposed was. Take a site, say a corner site, in a town. How was it to be valued? One valuer might say it was a capital place for a public-house, and value it at so much a foot, or an inch perhaps,

as for a public-house. Another valuer might come and value the adjoining site, and might value that on the same principle, and there might be a street of theoretical public-houses or churches or chapels. The principal difficulty appeared to arise from the abandonment of the old principle—that the value for the purpose of rating was to be according to the use to which the land was at present put. That once abandoned, it seemed very difficult to know where the new proposals would lead.

It would be remembered that, in the case of the *Queen* v. *Everest*, it was suggested, on the part of the appellant, that a brick-field should be valued either as a piece of agricultural land or as a garden, and the Court naturally said:—"You are attempting to value in one way a piece of "land which is put to an entirely different use," and that method was disapproved; but that was what it was now proposed to do. The land was not to be looked on as land used for a particular purpose, but as available for this or that use to which the land *might* be put, according to the imagination of the various valuers; the result must be great confusion.

That was the kind of thing that was outlined in the Bill, and, said Mr. Harrison, there was one very simple way of doing it:—"We say you must put at any rate four "per cent. on the capital value on the land—any valuer "would know what that value would be." But it was no more easy to ascertain the capital value than the ground value. The same process, apparently, was to be applied to vacant land. The framers of the Bill seemed to start with the assumption that, whether in the case of London or any borough throughout England—and it was to be applicable to all boroughs within the ambit of the Municipal Corporations Act, 1882—whether in large places with 5,000,000 inhabitants or small boroughs of 500—every vacant piece

of land ought to be built on. Its not being built on appeared to argue a species of immorality for which the owner of land should be immediately fined, and fined in perpetuity. He did not understand that principle.

A good deal had been said of late in advocacy of open spaces in towns, and it was acknowledged that the larger the towns the greater was the need for the spaces; but this seemed to be a measure for the extinction of open spaces, and, even in towns where they already existed, the tendency of the proposals seemed to be to encourage the covering of them with jerry buildings, in order to get some small increase of rates. It was said there would be exemptions within the limits of the Open Spaces Act. They would be but a few. The centre of Lincoln's Inn Fields, for instance, might enjoy exemption; but it clearly could not apply to many of those open spaces which acted as lungs for the more densely populated districts in the midst of which they were situated. One effect of the proposed measure would be to extinguish them as soon as possible.

It was unnecessary for him to comment on the extreme inconvenience and undesirability of having buildings of any kind speculatively put on land. That question had been dealt with in the Paper in such clear and accurate language, that it was not necessary for him to dwell upon it. One could not help wondering why a body of presumably business men, unless urged by the pressing necessity of raising more public revenue, should propose to tax these vacant spaces in all towns throughout the country.

Then, in addition, it was proposed to put a tax on vacant houses. Anything more cruel or oppressive to persons who happened to be the owners of houses or shops which they could not by any means let, it would be impossible to imagine.

Whether the advisers of the London County Council

suggested that owners did not know how to manage their property, he could not say, but he had always understood it to be a fundamental economic law that men were so far naturally selfish that they knew best what was to their own interest. But it seemed now to be assumed that if there was a vacant field, or a vacant piece of ground of any kind, it must be through the folly of the person who owned it, and that the only thing he could do to shew his wisdom was to get it covered with buildings. Then, he must pay a rate, because, by his own fault, he did not get a tenant.

He was talking on the matter lately to a London County Councillor, who said he believed that the effect of the change would be that rents of houses would come down. He (Mr. Marshall) did not, for himself, know whether it was intended to bring the rents down to such a point that no property would be empty at all. It would be very difficult, especially in the suburbs of London, to go far and not see an enormous quantity of property empty; and what might be the minimum rents, to insure the continuous occupation of such property, he could not say.

The whole question was one which demanded the careful consideration, not only of the Members present, but of every surveyor interested in landed property; and he could not help thinking that the present discussion would throw a valuable light on these, as he thought, unworkable proposals of the London County Council.

Mr. Martin Vigers (Fellow) said that the proposal of the London County Council might fairly be described as one for rating one part of a house, or other building, twice over. Land was as much part of a house, or other building, as the bricks and timber and other materials which were put upon it, and therefore it followed that when a building

was rated the land must, of necessity, be rated; and if, after rating the entire building, the site were separately rated, that part of the building would be rated twice.

The land and the materials were component parts of a whole, and could not, fairly, be separated for rating purposes. The materials had no value apart from the land, and the land had no value without the materials.

The value of building land, as of any other land, depended upon the purpose for which it could be used. By itself it was worth nothing, but when made part of a building, suitable to its locality, it had a value. When a plot of building land was valued at, say, £50 per annum, it was because it was fit for, and upon the assumption that it would be made, the site of, or, in other words, part of, a house, or other building, worth a rent of, say, £200 or £250 a year.

The Committee of the London County Council stated in their Report that it was desirable "to create a machinery "for the equitable assessment and taxation of the land "values in London, as distinguished from the values of "buildings or other forms of money's worth, placed on, or "affixed to, the soil of each individual site."

Now, he had no fear of being contradicted by Members of the Institution, when he asserted that land "without "buildings or other forms of money's worth," either in existence or in prospect, had, practically, no value whatever.

He remembered some years ago having to deal with a plot of land in a main thoroughfare in the southern part of London. It was situate in the midst of shops and houses, and was, apparently, a suitable site for the erection of new shops. As a matter of fact, it was at that time used only as a nursery garden, the reason being that this plot of land, and other land behind it fronting on a back road, belonged to one owner. The owner granted building leases of the

land at the back, and in those leases covenanted that the front land should not be built upon, so long as the leases were in existence. Thus, the land which, without that restriction, would be building land fitted for business places, was used simply as a nursery ground. The rateable value of that land would be the value of nursery land, and no more. Supposing, for instance, that those leases had gone further than saying that no building should be erected, and had stipulated that the land should not even be cultivated, what would be the value of it then? Nothing at all.

Many of the advocates of the rating of land values would appear to forget that it was the *property* which was rated, and not the *persons* who had interest in that property. Their avowed object was "to get at the ground landlords," whom they wrongly thought escaped all rates.

The proposal was said to be in the interest of "the occupying ratepayers." It mattered little or nothing, except on the score of convenience, whether owners, lessees, or occupiers paid the rates charged upon property, so long as the terms of letting were so arranged in the first instance. At the present time many freeholders and ground lessees who were not occupiers, paid the whole of the rates, particularly in the cases of residential flats, City offices and places of business, and small house property. He was sure that no one who had to do with the management of such property would say that the tenants got their holdings cheaper in consequence of this arrangement. If there was any difference it was rather in favour of those tenants who paid the rates themselves.

It had never, so far as he knew, been said that, in cases where landlords paid the rates, the occupiers escaped the burden; but would not such a contention be as reasonable as to allege that owners of ground rents escaped the burden?

If a law were passed that in all future lettings the land-

lord should undertake to pay all the rates, it would make, practically, no difference to the tenants, but would, in some cases, be very inconvenient to the landlords.

One had only to glance down Mr. HARPER'S examples to see that, if the proposal of the Committee of the Council became law, the burden of the new rate would bear very unequally upon different interests. For instance, those ground landlords who had granted leases which had long terms to run would feel it much more than others whose leases would soon fall in. Occupying freeholders would have to pay the rate, while occupying leaseholders would not. Owners of leasehold improved ground rents would be deprived of part of their income, and could not possibly derive any benefit from the expenditure of the rate. On the other hand, tenants who had undertaken to pay all the rates would pay no part of the new rate, but would enjoy all the benefits of the expenditure so long as their tenancies lasted.

It was stated by Mr. CHARLES HARRISON at the last Meeting, that the London County Council did not adopt the Report of the Committee, but passed a resolution, which he moved, in these words:—

"The Council is of opinion that all lands situate in "municipal areas, and whether partially or entirely covered "with buildings or existing as vacant land, shall be made "directly liable to local and other taxation, and for that "purpose should be entered in a separate column of the "valuation lists, and that no contract should be allowed to "affect any charge falling on, or imposed on, the land "value."

It was, however, to be noted, that the Report with which Mr. HOWARD MARTIN had dealt, had, as a matter of fact, been sent to the Government at the same time as this resolution.

Now, was it not a fact that at the present time "land

"partially or entirely covered with buildings" was directly liable to local and other taxation? The materials standing upon the land could not, as he had said, be assessed without the land; they were valued together, and, therefore, the land was directly taxed. It is quite true that vacant land was not rated, but then it had no annual value until it had been made part of a building or used in connection therewith, and when this had been done it at once became chargeable.

It was said by Mr. HARRISON that "land would always "let for building at *some* price;" but he should not think any surveyor could agree with him upon this point. With regard to land on the outskirts of a town, it was not so much a question of amount of ground-rent, as of whether the land was ripe for building.

All ratepayers would agree that the rates at the present time were very heavy, and that it was hard that they should be charged with all the expenses of street improvements, new bridges, and works of that nature, which were not carried out for their benefit, as ratepayers, but for the benefit of the travelling public, or, in other words, the community at large. As these works were undoubtedly carried out for the benefit of the whole community, could it be right that real property alone should be taxed to pay for them? Would it not be more equitable, as he fancied Mr. HOWARD MARTIN suggested, that the cost of such improvements should be borne by the income tax payers? A small fraction of a penny in the £ would be sufficient; it could be easily collected, and more of those who benefited by the outlay would contribute to the cost.

Mr. E. J. HARPER (Professional Associate) said he thought he might fairly, for a few minutes, claim the special indulgence of the Members present, for he stood before them in a somewhat delicate position. It would be presumption

on his part, in the face of so many acknowledged authorities, to attempt to discuss the great problems which might be taken as underlying any proposal for the rating of land values; but after the very generous reference which had been made to him, personally, by Mr. Howard Martin and other speakers, he felt he should be somewhat wanting in courtesy were he to remain entirely silent.

It fell to his lot to have some hand in the drafting of the Rules of Deduction to which Mr. Howard Martin had directed attention, and therefore, while he expressed no opinion whatever upon the merits of the main question at issue, he would, no doubt, be pardoned for referring more in detail to those Rules. At any meeting of gentlemen constantly engaged in scheming and planning for the development of estates, and for other very difficult matters, and in the actual carrying out of their schemes and plans, it was unnecessary to say that it was very easy to criticise schemes by dealing with exceptional cases, but it was very difficult to formulate perfect schemes, and he would ask the Members present to bear that fact in mind while he spoke.

Starting from the position that a rate had to be laid on land values, he had to formulate a plan by which it might be imposed in the most equitable way. A previous speaker had expressed regret that he had omitted, in the examples appended to the report which he had drafted, to cite the case of an occupying freeholder; but the obvious answer was that there was, practically, no necessity to do so, for in such a case no one could pay the whole of the taxes but the occupying freeholder.

Then he came to deal with the Paper of his friend Mr. Howard Martin, so far as it applied to the Rules. He said, on page 251 :—"That the application of Rule 2 leads to "very uncertain results in the apportionment of the site tax "upon leaseholders, when there are several interested in

"one property," and, in order to explain this statement, he dealt with two or three of his (Mr. HARPER's) examples.

He would not weary the Meeting by going through the actual details; but he would take one example. At the foot of page 252, after dealing with the amount of charge placed on the holder of a 60 years' lease, called "B," Mr. HOWARD MARTIN said the charge on B was explained in the report by the assumption that the site had doubled in value during B's occupation of 20 years, and that he, therefore, was enjoying a profit of £9 a year on the site value; which assumption might or might not be correct. Those who had read the whole report would see that every example was followed by an explanatory note. He need hardly say that if he had been drawing up examples for the consideration of the Members of the Institution those notes would have been absent. He did not think they were at all germane to the question, but he had to make the point clear to the lay mind, and, therefore, he thought it desirable to go into the details of the history of each particular interest in each particular property, so as to make it clear to the lay mind what the bearing of the rule would be. But he would submit, with all deference to Mr. HOWARD MARTIN, that the history which had led up to any particular subdivision of interests in any particular property had nothing whatever to do with the question of rating them, because, as Mr. MARTIN very properly pointed out, very different histories, and different series of circumstances, might have produced the same or similar results.

He had, therefore, endeavoured to frame the Rules so as to deal with present facts, and the past history of the property was simply brought in by way of illustration, and to make the working of the Rules clear to a mind not accustomed to deal with questions affecting property.

On page 253 Mr. HOWARD MARTIN went on to say:—

"A profit rental of £25 on an original rent of £75 has, in "many cases, little to do with improved site value, and is "frequently in part consideration of the goodwill of the "business." That was, practically, the case in the instance given, for the property dealt with in Example 8 was a public-house at Blackwall, and there was no doubt whatever that the effect of the Rules of Deduction was to omit from the charge the additional value attaching to the property by reason of the license, which, he thought, would explain Mr. Howard Martin's difficulty in that case.

Then, in dealing with a later example (No. 12), Mr. Howard Martin pointed out that D, the building lessee, received a rent of £140 per annum in respect of the property for which he paid a ground rent of £17 10*s*., and said it was very improbable (having regard to the proportion of the ground rent to rack rent, and the usual character of the agreement between builders and ground landlords) that he did not receive in that £140 considerably more than £2 10*s*. profit on account of the actual site value. He entirely agreed with Mr. Martin, and the example shewed that D did receive more than £2 10*s*., but, instead of taking it all in annual value, he took some of it capitalised in the shape of premium. Therefore, he having parted with it to C, C had to pay on that share, and D had only to pay on the £2 10*s*. profit, which he chose to accept in the shape of a rental, and not in the way of premium.

His position was this. Assume the rents and the lessee's interests to be as stated, and assume the site value and rateable value to be accurately assessed, then the result would, with reasonable allowances, work out, approximately, correctly; because the principle of the Rules was to extract from each rent every element which could be anything else than land value.

Take Rule No. 1:—"If the rent you pay is a ground rent,

"or in respect of land, only deduct x^d in the £ upon the "amount of such rent." It was obvious, in that case, the tax would be on the land value only. Rule 4 was, also, clearly a necessity. But the whole difficulty seemed to exist in Rule No. 2:—"If the rent you pay includes "building or other property besides land, subtract the "balance 'C' from the amount of such rent, and deduct "x^d in the £ from the remainder." What was the balance C? It was arrived at by taking the rateable value, *i.e.*, the whole net value of the property, and deducting from it the one thing to be rated, namely, the site value, and leaving everything else. Balance C was everything except the site value. If balance C were subtracted from any rent, there was taken out of that rent everything which was not site value, and whatever was left—it might be less than the actual value—was site value. That, it seemed to him, after many months of careful consideration, was the only practicable way in which it was possible to determine the site value in each rent, and apply a tax to it. It would be for the experts and the public to judge whether he had succeeded.

At the bottom of page 254, Mr. Howard Martin said:—"Some of the other examples given require similar explana-"tion, and depend entirely for their justification on the assump-"tion that all profit rental which exceeds what the assessor "considers a fair profit on the leaseholder's outlay is, in "reality, in the nature of site value." After the explanation he had just given he thought it would be clear that this was not so. He had very carefully guarded himself against assessing the building or any other part of the rent outside land value. He had taken the whole rent and taken the site value out of it, and had thus, he thought, got over the serious difficulty of estimating the fair profit on the leaseholder's outlay.

But there was one point in which the Rules did not meet

the case, and that was where structural additions had been made to a building during the term of the lease. The conditions were there different from those existing at the beginning of the lease; and the balance "C" would not work after structural alterations had been made, until this was corrected. By the making of structural additions a disturbing element was introduced into the calculation, and for that particular lease the value of the structural additions must be subtracted from the balance "C." The result would then work out fairly.

He proceeded on the basis that building value was fairly constant. Of course, there were variations—in the price of labour, for instance; but there were other variations, tending to counteract these, in the price of materials; and, taking one thing with another, the value of buildings was, generally speaking, pretty constant, as compared with the value of land, which was continually fluctuating. A town hall in, say, Westminster would be a very valuable property, but a building, exactly similar in design and workmanship, in Battersea, would represent a very different total value. The buildings were, practically, worth exactly the same, and the whole difference was that the value of land was greater in Westminster than in Battersea. Therefore the building value might fairly be assumed to be constant in order to get at the amount of site value which existed in every rent.

He did not complain that Mr. Howard Martin called his Rules "Rules of thumb." Every set of rules, to carry out a new tax, would have to be, to some extent, rules of thumb; but if Mr. Howard Martin, whom he knew to be anxious to do justice, would compare those Rules with the fearful and wonderful yellow paper forms which one had to fill up every year under Schedule D for income tax, he thought the comparison would be a favourable one. Or take the law of rating, which had been lauded in that room,

with its absurd hypothesis of letting to a supposed tenant property that could never be let to a tenant. Of course, they must, in some cases, in making such calculations, proceed upon an artificial basis if it were intended to make them apply to an unlimited number of cases. That was the utmost, in his opinion, that anyone could do.

Mr. Daniel Watney (Fellow) said, although he had asked Mr. Harrison a few questions at the last Meeting, he hoped he had not exhausted his right of speaking during this discussion. He had asked Mr. Harrison whether it was contemplated to take the cleared sites first, and then value the houses afterwards, and he understood him to reply in the affirmative. It was very easy to give an example of what he meant. Take, for instance, Buccleuch House, in Whitehall. There was a very fine mansion on the site. He did not know what the rateable value was, but, with the frontages to the Embankment and to Whitehall, it would, as a cleared site, be of very much greater value for assessment purposes than it at present possessed as the site of a house. It seemed to him that in such a case the property would be assessed twice over. It had been suggested, and he believed with truth, that the London County Council, being in want of money, had cast about to find a new source of income, and had adopted what seemed to be the easiest mode of collecting the largest amount, without considering the equity of the means.

He had asked Mr. Harrison another question, as to the Squares, which, he took it, came under the category of vacant land, under these proposals. The reply was that there was no property in them—that there was a right of user only, and that they would not, therefore, come within the definition. But that was surely erroneous, for most of the squares in London were certainly private property. Since

the last Meeting he had heard, as an instance, that, in the case of St. Peter's Square, Hammersmith, plans were being got out for building upon the open space; and he imagined there was no question in the mind of anyone present that, when the leases had expired of the houses surrounding any of the London squares, the owner had a perfect right to build there. He might, it was true, diminish the value of houses that overlooked the square, but he took it that the London County Council, in the exercise of their discretion, would not consider that point at all, but would argue that there were so many acres, or feet, of land which were worth, in the market, so much as building land, and on that valuation they would levy the rate.

The gentlemen who advocated these new views as to valuation seemed to think that contracts were all in favour of freeholders, and that, therefore, if necessity arose, they might well be broken. But surely such an argument was rather a two-edged sword. Suppose a building lease had been running for 40 years, and that the land in that time had acquired a much greater value. That greater value had all accrued to the lessee, who got the entire benefit of it. The lessor got no benefit at all until the expiration of the lease, and, if anyone was to be taxed for that increment in value, it was the lessee who agreed to pay it and who ought to do so. If that contract was now to be broken, and the owner to be compelled to relieve the lessee of part of the rates, surely the ground rent should also be revised, and increased to the present value of the land as vacant land.

Mr. A. Vernon (Fellow) desired to say a word or two as to the separation of the value of the site from the buildings upon it. He understood that Mr. Harrison would separate the building from the site in order to obtain the value, but Mr. Harper had said that he got the site value by eliminat-

ing all other values. He certainly had so understood Mr. HARPER. He could mention one striking example which illustrated the difficulties involved. A property in Oxford Street, recently sold, consisted of about 5,000 superficial feet, which was recently occupied by stables, worth, at the time, as stables, £200 a year. Now, if these proposals had then been law, this land would have been assessed. Would the rating authorities have separated that stabling from the ground? The site had now been sold for £40,000. It had been worth £200 a year as stables, and now was worth about £2,000 a year. How would that have been assessed? On what principle and to whom would the difference in value have been charged? The land was used for a proper and legitimate purpose, as stabling, and its full value as profit to the owner would be £200 a year as a stableyard, and yet now, as a cleared site without buildings, it had fetched £40,000, or, on the 5 per cent. table, £2,000 a year. He mentioned that as an existing and instructive case.

Mr. H. C. NEWMARCH (Fellow) said there was a passage in Mr. HARRISON's speech which ought hardly to be allowed to pass without comment. He asked, "What gave to a plot of "land its value?" and then went on to say he presumed it was "the fact of its being in a good street, connected with "centres of business, and having a supply of water, and drains, "and lighting." Did Mr. HARRISON really mean to say that sites in London, such as those in Oxford Street and Westbourne Grove, and other large and popular places, close to large centres of lucrative business, derived their value from the fact of having streets around them? Did he mean to say towns, like some of those in the north of England, derived their value from roads and drains which were put in after the land was sold? He thought that a statement which should

hardly go unchallenged. For his own part, he could not see any real cause for a change. It seemed to him that Mr. GARRARD's argument, backed as it was by examples, was unanswerable, and that, under the proposed Rules, similar houses would be differently taxed. If a freehold occupier was not to be dealt with on the same terms as the freeholder of a leased house, it appeared clear that either the London County Council intended to rate similar houses on different bases, or else all this gigantic machinery would be of no use whatever.

One point which he did not think had been touched on in this discussion was the question of vacant leasehold houses. It might be suggested that there was a ground rent in respect of each such house which, although paid, was not rated, and he thought some difference might fairly be made between vacant land which had never been built on, and land which had been built on, but which, while the building was temporarily, and sometimes almost permanently, vacant, escaped rating altogether.

Mr. C. F. DOWSETT (Fellow) desired to point out, very briefly, some paradoxes which it seemed to him existed in the general policy of the London County Council. First, they complained that land was in too few hands, and yet they were trying to lay such burdens upon it as to produce the inevitable result of discouraging the multiplication of ownership. Secondly, they objected much to overcrowding, and yet they proposed to tax all vacant land to such an extent as to force its being built upon, and so increase overcrowding.

The third paradox was that they objected to allow capital value in the case of the tramways compensation; yet they proposed to enforce capital value as the basis of taxation.

Next, they professed not to tax trade, but property; yet,

by their proposal to tax vacant houses and vacant lands they were proposing to tax the stocks-in-trade of two important industries; for the builders' vacant houses, and the land developer's vacant plots, were just as much their stocks-in-trade as shirts were the stock-in-trade of a Wood Street warehouseman.

Then, they professed to take a very high moral stand with regard to such things as licenses, and yet they advocated a very immoral method of setting aside obligations and breaking contracts.

Then, they proposed to ask the help of experts, as Mr. Charles Harrison did at the last Meeting here, and yet they entirely disregarded the seven years of evidence given before the Town Holdings Committee. They had, no doubt, done all they could to carry through their Bill last year; thus, it was quite clear what they were aiming at, yet Mr. Harrison now came down to ask the advice of The Surveyors' Institution. The County Council had evidently made up their minds to carry out what all surveyors believed to be a most unfair attack on house and land property.

Then, the County Council professed to serve the people, when in reality they were serving a party, as was evident from many of their utterances.

Another paradox was that they professed to benefit trade, yet they withheld the Metropolitan improvements which they were elected to carry out. They had already injured business to a considerable extent. Many people who had made up their minds to invest their money in ground rents, and such securities—many thoughtful business men—were afraid to do so simply because of this agitation that had been brought about by the so-called progressive party of the London County Council.

To tax capital, as it was proposed to do, was simply to confiscate capital. The law and the rule in this country

had always been that only income arising from capital should be taxed, but not capital that was producing no income, as that would be to take away part of the capital to pay the tax with.

Mr. Howard Martin, in reply, said he had to thank the Members of the Institution who had given so patient a hearing to his Paper, and who had said such very kind things of it. He said "patient hearing" advisedly, for no one was more conscious than he was of its inordinate length. It necessarily travelled over a wide range, but, considering how many subjects it had to deal with, he thought its length unavoidable. In endeavouring to make it as short as possible he had even been obliged to leave out altogether two important points. One was the proposal to rate empty houses—a most objectionable thing—and the other was the application of the scheme to the rating of railway companies' termini, and the sites of such-like trade undertakings, which under this scheme would have to pay on their value as building land. Take, for instance, Liverpool Street Station. Under this scheme it would have to pay 4 per cent. on its capital value as building land apart from the rates now paid for its value as a terminus. Perhaps he might urge as an excuse that it would have been much less trouble in writing the Paper to make it much longer.

Exception had been taken to the statement taken from the Report of the Town Holdings Committee that only a minority of the occupiers were even nominally ratepayers. He did not think this could be doubted if the fact that the occupiers of flats, tenements, furnished houses, and houses let on weekly and monthly tenancies as a rule did not even nominally pay rates, were taken into consideration.

It has been stated by Mr. Harrison that 53 per cent. of the houses in London were assessed to inhabited house duty

at or under £40 a year, which meant a net rateable value of about £32 a year. Of these a very large proportion were let on weekly or monthly tenancies, and, taking into account the other kinds of occupations he had mentioned, it seemed clear that the statement referred to was correct.

It was said during the discussion that, if increased value was due to the increase of population and growth of prosperity, it was "fair to infer" that such increase in value should belong to the public. He joined issue on that point. There was no logical stopping-place between such a view as that and advocating the nationalisation of land. If the increased value of land was to belong to the State, why not its original value, and how far was it necessary to go back to apportion between original value and the increment belonging to the community, and who was to decide what part of the increased value was due to the forethought and judgment of the owner, and what was due to the influence of the community, apart from what the owner had done? Why should the unearned increment, as it was called, of land, be "fairly inferred" to belong to the State, and not that of consols or railway shares or any other kind of investment? He put it strongly to the Meeting that such an argument was almost worse than the open advocacy of the whole land belonging to the State, for such a proposal would, if it were carried out, paralyse every landowner, who would be left with the risks and liabilities attached to his property, and deprived of its profit The State would get no benefit, for the land would be left on the owner's hands without inducement to manage it profitably and wisely.

He could not quite grasp Mr. Beken's argument about the incidence of rates, although he thought the difference between them was, perhaps, only a verbal one. The best modern authorities, including, he believed, Mr. Gladstone, were of opinion that in the main rates ultimately came out

of the pockets of the landlords. A tenant would pay what a house was worth to him, and the apportionment of the value between rent and rates was a matter of indifference, as those persons knew who let houses. An intending tenant, learning that the rates and taxes on a house were so much, would say, "I can only pay so much a year, and if the rates "and taxes are so high, I must pay less rent." He had shewn, by actual examples, that rents and rates rose and fell by the ordinary operation of the law of supply and demand, irrespective of the rise and fall of rates, and that the supply was always so plentiful as to prevent rates being thrown on the tenants.

He was somewhat surprised at Mr. HARRISON's criticism that the Paper did not deal with what it should, and that it did deal with what it should not. As a matter of fact—he was almost ashamed to say it—the Paper occupied 39 pages of the "Transactions"; 33 of them dealt with the general principles of the resolution of the London County Council, and only 6 with the special details mentioned in the Report of the Local Government and Taxation Committee. Nor was it quite ingenuous of Mr. HARRISON to say that the Report of the Local Government Committee was not adopted or acted upon, after admitting that it was sent forward with two other documents as a guide to the Government in legislating on this important question.

That Report was the result of prolonged deliberation of the Committee appointed by the London County Council to deal with this matter, and it did seem to him that practical men, desiring to ascertain on what principle the proposals of the London County Council could be best carried out, were entitled to look to that Report rather than to a memorandum by an irresponsible person like Mr. HARRISON, who, not being a Member of the Taxation Committee, was no more responsible in regard to that

particular question than any other member of the London County Council. He thought it, then, better to deal with that Report of the London County Council than even with the Bill prepared by Mr. Dalziel, who was not responsible to the London County Council or anybody else.

He had purposely avoided a discussion of Mr. Dalziel's Bill, for it was condemned by the Committee of the London County Council itself as being, even as amended, so manifestly unfair that they did not think it worth while to deal with it in detail at all. That Bill, however, only differed from the proposals under consideration in the details of applying the burden. It did not differ at all in the principle by which the burden was sought to be applied, or in the nature of the taxation which the Council sought to impose.

He was very sorry indeed that, while Mr. Harrison said his case would be served equally well whether ground-rents were subject to taxation or not, he very soon after reiterated, as a fact, the often-proved fallacy, that ground-rents were not subject to local taxation. He said that the enormous ground-rents of the Ecclesiastical Commissioners and Paddington Church Estate contributed nothing to local taxation. He (Mr. Martin) would not detain the Meeting by dwelling on this point, were it not that nobody reading the "Transactions" ought to be under a misapprehension concerning it; but nothing could be clearer than that, as had been pointed out more than once during the discussion, ground-rents were only part of the rack-rental value, and if the whole rack-rental value were subject to the payment of rates, it followed, as a fact, that ground-rents must also be liable, and there was no shadow of doubt, therefore, that the whole of those ground-rents were already liable to taxation. It was true that the actual cash was not paid by the owner; but it was equally true that it was allowed for in fixing the amount of the rent, and the increase in rental

value enjoyed by the leaseholders more than compensated for the subsequent increase in rates. The question, then, was not the question of property escaping rating, but who was to pay it, and it was very misleading to treat the matter as if it were one between the public and the ground landlord.

It was also practically misleading the Meeting to introduce the question of rating of mines, and the laws for making them subject to rating, as if that had anything to do with the question now under discussion. It was true that there was a time when mines were absolutely exempt from rating, and a law was passed which very properly made them subject to rating; but no one could contend that ground rents escaped rating. The present proposal was to rate them twice over—once in the rack-rent, and then again in the hands of the ground-rent owner. There was no analogy whatever between the two cases, and no argument in favour of the present proposals could be based on what was done as to the rating of mines in the past. The proposal for the rating of ground rents, or site values, as they were called in the Committee's Report, was for rating twice over part of what was already rated, to the injury of the owners. Without any attempt to justify it, Mr. Harrison simply reiterated the statement he had often made, that a plot of land got its value from local expenditure. That appeared to him (Mr. Martin) to be as ridiculous as to say that a shopkeeper could increase his trade profits by providing his private rooms with a bath, or a new kitchen range. Local expenditure, in providing paving, drainage, parks, or anything else that went to make the life of the occupier happier, occurred after the value had increased. Take, for example, the mining towns that have sprung up suddenly in America—was there any local expenditure at the time the enormous increase of value there took place? There was nothing except the increase of

population and the amount of business done, and the value rose there in spite of an entire absence of local expenditure. When the value had increased, and the inhabitants were prosperous, they spent money in making themselves more comfortable. The community spent money on their comforts, but did not spend it in both rent and rates, and, therefore, local expenditure had not in any way increased rents. To take the converse of the case. Could anyone contend that making sewers, laying on water, and putting gas lamps up could improve the value of a place that was unfit for occupation as a dwelling, and unsuitable for business? It was only necessary thus to state the converse, to see how absurd the statement was. No local expenditure could possibly create value. All it could do was to make the occupation of the place in which value already existed pleasant and healthy. As to opening bridges, surely that was an affair for the occupiers. It might, it was true, appreciate the property of some landowners nearly adjoining the bridge; but it was equally true that, like all street improvements, it depreciated the value of others, and was absolutely inoperative as to affecting the value of the great majority. It seemed, therefore, a monstrous proposition that because a bridge was thrown open to general traffic landowners all over the town should be called on to pay extra rates.

A still more extraordinary proposition was that the expenditure on School Boards increased the population, and therefore land values. It was, he believed, generally supposed that the spread of education tended rather to decrease the rate of population by increasing the standard of comfort, and so putting a check on early marriages. The spread of education certainly benefited business men by making clerks cheap—they were the cheapest commodity to be got now—and it increased the businesses of certain trades-

men by extending to the mechanic classes the demand for many things which used to be the luxuries of the middle classes; but the landowner was the last one who derived any benefit from such expenditure, and he certainly did not derive it in the form that Mr. HARRISON suggested. If anything, he thought it was rather a disadvantage to landowners, in making tenants much more exacting.

There was another statement of Mr. HARRISON's which seemed to him to be an unsafe basis for argument, viz., that because the rateable value of house property increased at the rate of £260,000 a year—he presumed he meant in the Metropolitan area—the increment must be from local expenditure. He (Mr. HOWARD MARTIN) should say it was much more due to the "screwing-up" of assessments; but, in any case, the existence of the increase was no proof whatever that it was caused by local expenditure.

With regard to interference with existing contracts, it had been suggested by Mr. HARRISON, and also in the Report with which the Paper dealt, that no landowner could complain of the proposed site tax as interfering with existing contracts, because it was simply making the real and apparent incidence of taxation coincide. That had been dealt with. If it were proposed not to touch existing contracts, and in all future contracts provide that all rates should be divided between owners and occupiers, no one would complain; but it was entirely misleading to speak in that way of the additional taxation of sites already disposed of. What was intended was that the new tax, over and above the rates asked for now, should be put on part of the property which was already liable to existing taxation, and, therefore, the owner of that part of the property would be injured to the extent of the whole amount of the tax he would have to pay under the new arrangement. Mr. HARRISON said the 557,000 houses in London, which were all, he presumed,

under existing contracts, would none of them be liable to be taxed if existing contracts were respected; but that again was very wide of the mark. Out of the 557,000 houses a very large number were let on leases, which were falling in every year, and in the course of the next 15 years the majority of the old long leases in London would have fallen in, when the property would be subject to the operation of any law to deal with future contracts. Many other houses were freehold let on short tenancies. As a matter of fact, any legislation for dividing taxation between the landlord and tenant, or between the landowner and house-owner, would come into very general operation within the next 15 or 20 years.

He did not propose to follow Mr. Harrison into his history of previous Parliamentary action with regard to the local Acts for taxation which were swept away in 1855, for he did not think that part of his speech at all relevant. He did not contend, and no one would suppose, that Parliament had not the power and the right to alter existing contracts, if it were shewn to be for the public good; but he did say that our national prosperity was founded on the sanctity of contract, which was honest dealing ratified by law. If doubt were to be thrown on the sanctity of contracts, dishonesty, trickery, and recklessness in making bargains would be encouraged, and honesty, prudence, and forethought would be discouraged, and no interference with contracts should be sanctioned by Parliament unless it were shewn to be just, beneficial, and absolutely necessary. But it was rather shewn by the strongest logic of facts that carrying out these proposals is absolutely unnecessary, and would be fearfully injurious, and certain not to produce the advantages which their advocates hoped from them.

The general arguments against the rating of vacant land were not dealt with by Mr. Harrison at all. He simply

said that it had been contended that the value of such land could not be assessed, and that a competent surveyor would be able to value it. That was only one of the weak points in that particular branch of the London County Council's scheme, and, as Mr. HARRISON did not attempt to deal with the other arguments, he did not propose to weary the Meeting by going over them again; but he was sure that—eminent solicitor as Mr. HARRISON was—he must have had occasion to find, during the last ten years, that opinions as to the value of property did not always hold good. It was even found, sometimes, that the opinions of most eminent surveyors were very much above the mark, and it was a most unfair and unjust thing that a person should be called on to pay taxation on mere opinion which might prove to be absolutely falsified by facts, after rates and taxes on it had been paid, perhaps, for years.

The extraordinary statement that land would always let for building for *some* price had been already dealt with, and it had only to be repeated to be disbelieved. If he meant it could always be let for immediate building and at any rent above accommodation rent, it was absolutely untrue, for no builder would build at his own expense, even rent free, without a prospect of having an occupier for the property when built. A builder's first object was to dispose of his buildings when erected, and that would be impossible unless he built where houses were required.

As to the Rules which had been suggested by the Committee for the application of the principle which the London County Council wished to carry out, he did not think that Mr. HARPER and he were very far apart. Personally, he felt the greatest admiration for the ingenuity and pains that had been taken, and the care with which Mr. HARPER had dealt with the question. He thought Mr. HARPER'S Report on the subject was a marvel of

ingenuity, and the fact that he had failed in producing an efficient scheme shewed that the just application of the principle was absolutely impossible.

He did not use the word "assumption," in his Paper, in an offensive sense. He did not at all deny the actual facts set forth in those particular cases; but exactly similar figures would be found in cases where the facts were different and the results would be quite inapplicable. Rating was difficult enough now; but if, instead of the present comparatively plain principle of rating, rating were to be on such a basis that it was necessary to go into the history of every case and ascertain how the value arose, and whether the profit rental arose from structural additions or increase of land value, before it was possible to know whether the property was assessed rightly or wrongly, then serious loss and inconvenience would be caused, for no one could calculate what his outgoings or assessments would be. Those Rules, clever as they were, and carefully framed, did not work automatically. They were really rules of thumb, and in order to use them fairly they would have to be adjusted to the special conditions of each case. In his judgment that was not a satisfactory way in which to carry out the assessment of property.

It had been truly said by Mr. Adams that it might become necessary that more taxes should be obtained from the rich in order to relieve the poor. If that were true, the proposals in question were condemned, for they were not to do so, but to tax both rich and poor investors in one sort of security, and to leave alone rich men with other investments. That was not to tax the rich with the object of relieving the poor. Mr. Harrison asked surveyors for assistance in arranging details, but they could not give it while they objected to the principle of the proposals altogether. The proposed taxation was bad, root and

branch, and would sweep away all capital value in many instances. It would work injustice on many poor people in respect of mortgage securities and the laying of additional burdens on investors in land, and would discourage the acquisition of freeholds, and form a serious hindrance to the sale of building land, and the erection of house property, and consequently the cheap housing of the population; but, even if the principle were agreed to, he thought it was most conclusively proved, in spite of Mr. HARPER'S very clear and ingenious defence of his own Rules, that it was absolutely incapable of just and equitable application. He had endeavoured to argue this question dispassionately, and to support the arguments he had used by actual facts, and he had hoped they would have been met in the same way by the supporters of the proposals. But no such attempt had been made. The advocates of these proposals did not attempt to do anything but reiterate opinions and statements which, in his judgment, had proved to be unsound and untrue; and, that being so, he trusted that every Member of the Institution who read the account of the discussion would feel justified in throwing his whole weight into the scale opposite to the London County Council, in dealing with this question.

The Meeting then adjourned.

Paper 202.
No. 335.

WEEKLY PROPERTY AS AN INVESTMENT.

By HAROLD GRIFFIN (Fellow).

Read at the Ordinary General Meeting of The Surveyors' Institution, *Monday, April 30th*, 1894.

CHARLES J. SHOPPEE (PRESIDENT) IN THE CHAIR.

It may, perhaps, have occurred to many that the subject selected for my Paper is rather unworthy of consideration and discussion by the Members of this Institution, but, as a fact, and whether we like it or not, we are all liable to meet with clients who have by some means become possessed of, or who may desire to purchase, property let at weekly rents, and who wish to obtain our advice and assistance in acquiring it or dealing with it.

For that reason therefore, as well as on account of the increasing dearth of investments yielding a remunerative rate of interest, this Paper has been prepared as an attempt to draw attention to a class of property, worthy, I think, of the employment of capital on the part of many by whom it has hitherto been held in something approaching contempt, and to show the undoubted advantages it possesses when managed in a systematic and enlightened manner, instead of being left, as it is too often at present, in the hands of house jobbers, dealers, and speculating builders.

Do not, however, let it be supposed that I am about to

refer to anything in the nature of slum property, or to tenements in courts or alleys which are incapable of improvement, and unfit for the occupation of respectable tenants.

One important advantage of this class of investment is that if judiciously purchased and carefully managed, it is nearly certain to maintain its value, and often to improve in price when sold, besides finding a ready market; while during the years it has been held it has yielded a regular and satisfactory income.

At the same time this Paper is not intended for those who would treat house property in the same way as stocks and shares, to be bought and sold according to the rise and fall of the market. The matters I propose to touch upon are to a great extent only applicable to property held as a permanent investment.

The observations and experience from which my deductions have been made have been chiefly acquired in the southern suburbs of London within the jurisdiction of the London County Council, but I have no doubt they are equally applicable to other neighbourhoods, and to other large towns.

The various difficulties and defects encountered will be noticed and dealt with in a manner applicable to existing circumstances, rather than by a theoretical description of what might be done under more favourable conditions.

It may be objected that my ideas, especially in reference to sanitation, are somewhat backward, but from my experience so far as this class of property is concerned, they are not so, and the introduction of what may be called a superior system inflicts a heavy and useless expense on the owners.

Small houses conveniently arranged for the occupation of one or, at most, two families of the artizan class, are in my opinion a much better investment than blocks of so called Model Dwellings.

They attract a superior class of tenants, who enjoy the greater independence and absence of restrictions which the small houses afford. Besides this, blocks of dwellings entail more wear and tear, and closer supervision on the part of the owners, who must also provide for lighting and cleansing the staircases and other parts of the premises used in common.

Owing to the increased value of land in central positions, it is unlikely that any more small cottages will be built in such localities. This tends to improve the value of the existing cottage property if it is in a sanitary state, or may easily be made so. The tenants can be selected with greater care, in consequence of competition for the houses, and, under proper management, the losses from empties and arrears become reduced to a very small percentage.

Although many of my remarks may be applicable to other classes of house property, I propose to limit myself to private dwelling houses let at weekly rentals, where the owner pays all the outgoings and is responsible for all repairs, and to divide my subject as follows:—

The selection of the property for investment.

The management of the property after it has been acquired.

The results, in some typical instances of investments, from actual experience.

Selection of the Property for Investment.

Assuming that a property is in the market which seems likely to form a suitable investment, I think its situation is the first detail to be taken into consideration.

With this end in view the surrounding district should be carefully examined.

The proximity of the property to railway stations, trams,

or other access to or from the central parts of town, should be noted, as well as any factories or works where considerable numbers of men are employed, and whether they are chiefly mechanics or labourers; also, if any of the factories are the cause of a nuisance to the neighbourhood.

Enquiries should be directed as to the class of persons occupying the property, as well as the houses adjoining and in the surrounding streets, and whether they are chiefly or in any large proportion labourers, costermongers, railway servants, mechanics, or clerks.

Houses in a populous and central district are greatly to be preferred to those in an outlying neighbourhood.

Weekly houses in main roads are not more sought for by tenants, and do not bear any more rental than in streets leading out of them, but although there are many desirable properties to be found in *culs-de-sac,* as a rule it is much better that the property should be in a thoroughfare.

Attention should next be directed to the way in which the houses are built and arranged.

A forecourt is desirable as it secures greater privacy and prevents the front walls of the houses from damage, which often occurs in populous districts where the house abuts on the public footpath without the intervention of a forecourt.

Basements are very objectionable.

The external brickwork should be examined. If the mortar in the joints is crumbling, even in but a slight degree, it is only a question of time before it will require repointing, and even that may not be a permanently satisfactory remedy in all cases.

Little reliance is to be placed on work which has just been repointed with a highly coloured wash over the brickwork and a smart white tuck joint, as it will often be found that the stopping used to fill up the joints of the brickwork has no durability.

If the external walls are covered with cement or stucco, or if there are cement dressings to door and window openings, this will in most cases cost a good deal for repairs from time to time, but it may be an advantage to the premises by preventing damp from penetrating the walls.

The roof, although I have not mentioned it first in order, is a most important part of the building, especially with regard to the future cost of repairs.

In spite of all the arguments I have heard to the contrary, I remain convinced that the best form is the span roof, with eaves covering the front and back walls. Most of the houses erected within the last ten years are roofed in this manner.

But the most common form of roof still to be found in London is the V roof. Doubtless this is a less expensive roof for the builder, but it has one inherent and gross defect which alone is sufficient to condemn it.

Unless the gutter running from front to back over the middle of the house is absolutely perfect, the roof will not be watertight, as the smallest pinhole in the gutter will allow the rain water to percolate into the house.

The best material for roof-coverings is slates, and the worst, pantiles. There are many houses where the builder would never have thought of putting in such inferior work as pantiles but for the fact that the V roof effectually hides them from view.

The drainage requires investigation in the next place.

Where it is possible to ascertain it by enquiry, the direction of the drains should be carefully noted.

Within the Metropolitan area it is usually compulsory to drain houses into the sewer under the road in front of them. If there is an open passage way at one side or end of the houses under which the drain passes, it is a great advantage, and provided the fall and water supply are

sufficient, several houses can be efficiently drained by one connection with the sewer.

It is however, a disadvantage for the drain to the sewer to serve for properties belonging to two or more adjoining owners. The apportionment of the cost of cleansing and repairs is a fruitful cause of dispute, and it is often worth while to save this by having a separate drain constructed.

If the drain is taken under a house, enquiry should be made as to whether any smell is noticed in the rooms, if stoppages occur, or if there are any traces of rats.

In small property an internal w.c. is decidedly objectionable, it is best adjoining the house but not communicating with the interior of it.

Since the passing of the Infectious Diseases Notification Act, 1889, and the Public Health (London) Act, 1891, the Metropolitan Vestries and District Boards have become, as a rule, much more active in their inspection of dwelling houses, and have greatly increased the number of Sanitary Inspectors.

It has apparently become only a matter of time, which in any case cannot be long postponed, for the drains of every individual property to be tested by these officials, although no bad smells or stoppage may have been complained of, or exist.

Nevertheless, owing to the way in which drains were usually constructed until quite recently, with clay joints to the pipes, and without any concrete underneath to prevent the pipes sinking, very few existing drains will stand the severe tests now applied to them.

The water supply is perhaps the most unsatisfactory item in connection with the structure of small property, and so it must remain under the present system of the water companies.

Although in many districts a *constant* supply is professed

to be given, it is a fact that the supply is often interrupted for several hours at a time, and therefore I consider a cistern essential.

Taking everything into consideration an external cistern forming the roof of the w.c. is the best arrangement, and there should be a pipe from it to a tap over the sink in the wash-house. An apparatus to supply the w.c. which will automatically cease running, after giving a flush is now insisted on, and where the cistern is immediately over the w.c. a waste-not valve can be used. This is much cheaper and less likely to get out of order than a small flushing box or cistern with a separate ball valve.

If the water pipes and fittings are not in accordance with the requirements for a constant supply, it is almost certain the expense for the alterations to make them so will have to be incurred in the near future.

The extent of gardens or yards at rear of the houses should be noted and how the surfaces are drained or may be drained. Sanitary authorities are now requiring iron bell traps and D traps to be replaced by stoneware gullies. It is also important to notice whether the yards are wholly or partly paved, if there are good paths, and how the yards are enclosed, whether the boundary walls or fences belong to the property (if that fact can be ascertained), what condition they are in, and the description and the state of the division fences of the gardens. Many tenants set great store on having a long garden.

The eaves gutters, rain water pipes, cistern covers, woodwork of windows and doors, and the condition of external paint work should also receive attention.

In examining the interior, the first item that naturally strikes us is, whether there is an entrance passage, or if the front door opens directly into the room. The latter is a decided objection.

Then see if the staircase is well lighted and the stairs easy. A dark and steep staircase is a defect.

If the only way of reaching one or more of the rooms is by going through another room, it is a bad arrangement.

All the rooms should have fireplaces and stoves, and should there be any probability of a second family occupying part of the house, a cooking range should be provided on the Upper Floor.

A very important detail is the Washhouse; it ought to be sufficiently spacious for the various purposes for which it has to be used, and if it is suitable for the family to have their meals in, or to sit in at times during the Summer, it will be the more appreciated.

The condition of the papering, internal paint work, plastering, floors, hearths, and stoves, should be noted.

A bay window adds to the external appearance and internal comfort of a house.

There ought to be a cupboard in each room, and in the bedrooms the cupboards should be designed for hanging clothing in.

A dresser in the kitchen, a pantry, and a convenient cupboard or cellar for coals are expected by most tenants.

Practically it will be found almost impossible to obtain all the advantages and to avoid all the defects I have noticed, without actually building the houses for oneself, but this fact need not deter us from purchasing many properties which do not entirely conform to our ideal.

It is obvious that the defects I have enumerated in the construction and management of the houses readily divide themselves into two classes, those which can be practically remedied, and those which cannot; in the former case the only important matter for consideration is, whether it is desirable or will prove remunerative to supply the deficiencies.

There are other matters to be enquired into before the purchase can be decided on, as follows:—

The sum at which the property is assessed to the poor rate.

The average amount of the rates in the parish or district, and what, if any, allowance is made to owners for compounding the rates; and it may be mentioned here that notwithstanding the proposed equalisation of rates, I fear we must expect the rates in London in the future to be heavier than they have been in the past.

Is the road, in which the property is situate, kept in repair by the parish, and if so, have the charges for making it up and paving it in the first instance been paid?

Is the property liable to tithe and land tax, and if so, what is the annual amount?

The rents at which the houses are let must not be accepted as conclusive without enquiry.

It should be ascertained how long the present tenants have been in occupation, and how long the rents have been fixed at their present amount.

They should also be compared with the rents of similar houses in the surrounding streets.

Many properties are offered for sale where the rents have been recently raised to a point at which the purchaser soon finds it is impossible to maintain them.

Without entering into matters of title, I consider freehold property is greatly to be preferred to leasehold, although it cannot be purchased to pay as large a percentage as leasehold.

Nevertheless if the term is a good long one and the ground rent moderate, leasehold property will generally prove a good investment, and will be found nearly as saleable as freehold.

I do not recommend houses intended to be let at weekly

rents to have more than two storeys. I have known satisfactory results obtained from larger houses, but there are many objections to them, if they have to be let weekly.

The Management of the Property after it has been acquired.

On becoming entitled to receive the rents of the purchased property, a fixed day and hour should be appointed for the collection, the *day* should be invariably adhered to, the hour as regularly and closely as circumstances will permit.

It is not, as a rule, necessary or desirable to make any enquiries as to the existing tenants. If they are in any way objectionable the fact will speedily become clear to the owner, or will reach his ears from the complaints of the neighbours.

When, however, a house becomes vacant, the selection of a new tenant is of great importance.

In my own practice I register the applicants for a house actually vacant, or about to become so, in a book kept for the purpose, taking particulars of each applicant's present address, and the length of time he has been there; whether he holds a house or apartments, the intending tenant's occupation, and whether he is in permanent, or only temporary employment (this is a very useful piece of information to obtain), the rent now being paid, the number and sex of the children, with their approximate ages, and if any of them are old enough to be earning wages; also, if it is intended to let off any part of the house to lodgers, and the reason for the applicant leaving his present house.

In a good letting neighbourhood, in all probability, at least three or four presumably suitable applications will have been received by the middle of the first week that the house is empty. Selecting the one of whom the already ascer-

tained particulars are most satisfactory, it is advisable to call at the house at which the applicant resides.

If the intending tenant and his wife and children are found clean and tidy, and the furniture sufficient and well cared for, there are good grounds for hope that the new home will also be carefully looked after.

The tenant's rent book should always be inspected; this is essential, and usually forms a most valuable item of evidence in deciding upon the suitability of a tenant.

It is sometimes desirable to have a personal interview with the tenant's present landlord, and to make confidential investigations on the spot as to the applicant's respectability and sobriety; but if the former enquiries prove satisfactory, as a general rule these latter are unnecessary.

Some surprise may, perhaps, be expressed at the nature and extent of these enquiries, but in my experience they are seldom objected to by good tenants. It is recognised that they are made simply with a view to keep up the character of the property, and not out of inquisitiveness or to gratify curiosity. Any reticence or resentment of questions, put in order to ascertain the desirability of the applicant as a tenant, should be looked upon with suspicion.

Having approved of the proposed tenant, I always make it a rule at once to obtain from him his correct Christian and surname, and a deposit on account of the rent. Two or three shillings is quite sufficient, it creates a tenancy, and settles the tenant's mind.

This is to be allowed for when the first week's rent becomes due.

There is nothing gained, in my experience, by attempting to collect weekly rents in advance, and it is always resented by the tenants.

Where a tenant has not given notice to quit his present house—and as a matter of fact it is not prudent for

him to do so, until he has secured another,—I never expect the new tenancy to begin until the expiration of the former one. It is unfair to the tenant to have to pay two rents for one week, at a time when he has the additional expense of removing his goods. If the tenant is worth accepting, he is worth waiting a week for.

It is as a rule desirable not to have any trade or business carried on in the houses. Even with such a comparatively unobjectionable business as dressmaking there is often a good deal of wear and tear. Laundry work and mangling are more or less destructive, whilst such occupations as boot repairing and firewood cutting must be positively prohibited.

The keeping of pigeons, fowls, rabbits, and goats is undesirable, and if the space at rear of the houses is small should be entirely prohibited.

It is important to be regular in the payment of ground rents, fire insurance, parochial rates, assessed taxes, water rates, and other outgoings, taking care to claim all deductions to which you are entitled.

It is also just as well, except in cases where there are good reasons to the contrary, to be early in paying as these several imposts become due. Concessions and information required from time to time are much more easily obtained from ground landlords and officials by regular and punctual payers, who do not give unnecessary trouble.

We now come to the important subject of repairs.

It is advisable, within a few months after acquiring the property, if, as unfortunately is usually the case, it has been neglected, that the exterior should be thoroughly overhauled and put into good repair, including the roofs and gutters, pointing of brick-work, repairs to wood-work of doors and windows, garden fences and walls, and paving to forecourts and yards.

When the gutter of a V roof has become worn out, I always recommend it to be taken up, the gutter boards relaid to a good fall, with proper drips and a new 6 or 7 lb. lead gutter put in. This is the only really permanent treatment.

The external wood and iron-work should be thoroughly prepared and painted, and if the old paint is perished or at all bare, the work must have three good coats.

If the repairs I have mentioned are carried out in a conscientious manner, the exterior will require little further attention for several years, excepting painting, and unless there is a covenant to paint oftener, the paint-work will generally last quite four or five years without getting too shabby and without the wood-work being damaged.

The months of April and May are about the best time in the year for outside repairs to be undertaken.

Where the tenants are careful respectable persons it is advisable that any necessary repairs should also be done to the interior, including painting, papering, and whitewashing, and unless a house becomes empty, this work will last, as a rule, from three to four years without requiring to be done again; even after that time probably only part of the house will want to be repapered as the internal paint-work will last for many years if once done thoroughly, and the tenants take ordinary care of the house.

One point as to papering must be insisted on; it is essential that the old wall paper should first be all stripped off.

I have known instances of twelve and even more papers being found one over another. Anything more unhealthy and more calculated to harbour vermin it is perhaps hard to conceive.

If, however, any of the tenants are dirty, careless, or destructive people, although they may pay the rent regu-

larly, I always decline to do any internal papering, painting, &c., for them, as the expense would be really thrown away. It may not be advisable to call on them to quit, but no regret will be felt if they leave of their own accord.

Although we may think, after having, as we believe, thoroughly repaired the premises, that nothing further will be required under that head for a long while, my experience does not entirely bear this out.

Little defects will in the nature of things constantly be the cause of complaint at one or other of the houses. Kitchen ranges and stoves give out, and the setting of coppers comes to grief unexpectedly. Locks and fastenings get out of order, and sashlines will break. These are among the most frequent items.

The best course to adopt with these is to rectify them at once. It is useless to remind the tenants of the heavy outlay made, perhaps, only a short time before, and the cost of these items will probably be only trifling.

In the Winter the water pipes, ball cocks, and bib taps are another source of trouble, and in having them repaired, it is often possible to effect improvements in their position so as to afford better protection from frost in the future.

By Section 75 of the "Housing of the Working Classes Act, 1890," it is provided that in any contract for letting for habitation by persons of the working classes, a house, or part of a house, there shall be implied a condition that the house is at the commencement of the holding in all respects reasonably fit for human habitation.

As to the general repairs, the best plan is to prepare a careful and tolerably minute specification, and to obtain tenders for the work from a few local builders, taking care only to invite estimates from those who can be trusted not to scamp either the workmanship or materials.

But what is very essential for the small repairs required from time to time is, that they should be attended to immediately. It costs no more, often saves further expense, and prevents inconvenience to the tenants.

If there is a tradesman on the spot who can be trusted to do what is necessary properly, and without overcharge, a great deal of trouble is prevented.

Separate accounts for each property, of receipts, expenditure, and outgoings, should be kept, and balanced at the end of each year, so that the average of a series of years will give the actual percentage obtained on the capital employed.

I consider the first cost of putting the property in good repair, after it has been purchased, together with any improvements, should be debited to capital; and in the case of new drainage, or other extraordinary expenditure subsequently, this should also be done.

The periodical external painting, internal papering, &c., as well as the ordinary repairs required from time to time to keep the property in good order, of course ought to be charged to income.

It is never desirable to attempt to obtain higher rents than are paid for similar houses in the immediate neighbourhood, even although these latter may not be kept in such good repair.

Even if the higher rents are maintained for a time the tenants consider they are being imposed upon, and take the first opportunity to remove, when a compulsory drop to the former level may be the result, or the houses will, perhaps, remain unlet, and an empty house nearly always necessitates some expense for repairs.

In the meantime the assessment to the rates may have been raised, and only those who have tried can fully realise the difficulty of getting it again reduced.

On the contrary, a slightly lower rent than the full rental value may become a means of keeping the actual net income higher than would otherwise be the case; the tenants stop on for years, knowing they cannot get another similar house for the same rent, and they become extremely modest in their requirements as to internal papering, &c., besides often doing many little things themselves which otherwise cause expense to the landlord.

Then, again, letting a house out in tenements is always to be avoided if it is possible, as it inevitably lowers the class of tenants, and creates other difficulties.

The best method of dealing with tenants who fall into arrear with their rent, is a matter requiring some experience.

When it appears to arise from carelessness, extravagance in any direction, or mismanagement, the most advisable way in my opinion is to obtain vacant possession of the house as soon as possible. In such a case I do not allow the day on which two weeks become due and remain unpaid to pass without commencing proceedings with that object. Further grace is merely a mistaken kindness.

If, however, a tenant, who is known to be honest, has occupied a house for a considerable time, and has paid his rent regularly, but owing to a temporary misfortune, or other cause beyond his control, is unable to meet his engagements, a little more leniency may often be shewn with advantage, and an arrangement made by which, as soon as the tenant is again able to pay regularly, the arrears can be paid, say 2*s.* or 3*s.* each week with the current week's rent.

But when it is determined that the tenant should quit, supposing the gross rental of the house is under £20 per annum (that is, not exceeding 7*s.* 8*d.* per week), decidedly the best plan is to serve a week's notice to quit, and if the

tenant does not give up vacant possession at the end of that time, to proceed the following day under 2 Vic., cap. 74 (the Small Tenements Act), to serve a notice informing the tenant that on a certain day not less than eight days after, you will apply to the police magistrate for an ejectment warrant. The magistrate, on due proof of the service of the notices, will make an order for possession to be given to the landlord at the end of 21 days from the date of application.

If the rent exceeds £20 per annum the legal way of obtaining possession where the tenant refuses to quit at the end of the week's notice, is to take out a summons in the county court, but this is a most unsatisfactory process.

The hearing is often fixed for a day four or five weeks subsequent to the summons being taken out, and whereas in the police court proceedings the tenant at once receives the second notice, and finds a day fixed in the following week for the application to the magistrate; in the other case it may be quite three weeks before he hears through the summons served upon him by the county court bailiff of the landlord's further proceedings against him.

Again, the application to the police magistrate being heard at the beginning of the sitting, one may always rely on getting away from the court very shortly after eleven o'clock in the morning, and the applicant himself selects the day he will appear; but at the county court, the parties are summoned to attend at *ten* o'clock in the morning of the court day, and if the business is in its usually congested state, the case may not be called on until four o'clock in the afternoon, or it may at that hour be adjourned, perhaps for another week.

Then the judge has an unlimited discretion as to the length of time to be allowed for the tenant to give up possession, and if influenced by the defendant's statement a

to the difficulty of getting another house, he may, perhaps, grant him a month.

In one flagrant case, which occurred in my experience, the summons was taken out two days after the week's notice to quit expired. The hearing was fixed for a day five weeks later. A whole day was spent at the court without the case being reached, and it was adjourned until that day week, when it was not called on until late in the afternoon. The judge then allowed the defendant (the tenant) four weeks within which to give up possession. But the difficulties in connection with getting rid of this troublesome tenant were not even yet ended. On the day the four weeks of grace expired, the defendant, without any notice to the plaintiff and in his absence, went to the county court, informed the judge he had been unable to find another house and applied for further time, which the judge granted to the extent of two additional weeks.

The most speedy way to obtain possession in these cases is not to give notice to quit, but to levy a distress for the rent due, and at the same time to inform the tenant that if he will give up possession within a few days he may retain his goods. If the warrant is placed in the hands of a reliable broker this usually has the desired effect.

To distrain on the goods of a weekly tenant with a view to the recovery of rent owing is, in nine cases out of ten, a useless proceeding.

It would be a great advantage to landlords if the Act for the recovery of possession of small tenements could be extended so as to apply to all weekly tenancies irrespective of the amount of rent.

In these cases, however, as in many others, prevention is better than cure, and a little extra time and care bestowed on selecting the tenants in the first instance will save an enormous amount of trouble afterwards.

It is as well to bear in mind, when calculating the rates payable on property and in settling the rentals, that houses assessed at a gross estimated rental of £20 and upwards are liable to house duty, although this tax being now only 3*d.* in the £ where it was formerly 9*d.*, it is not of so much importance as it used to be. As a rule, houses let at rents not exceeding 10*s.* per week escape the tax, but all others are liable.

Another matter of greater moment is the limit up to which, in most parishes, the rates can be compounded. In the Metropolis this is £20 rateable value, and usually corresponds to 13*s.* per week. The allowance for compounding to owners who agree to pay rates whether the houses continue to be occupied or not, varies from 15 to 30 per cent. of the full rates. Supposing, therefore, 25 per cent. (the most prevalent allowance) is deducted from the rates in respect of a house at 13*s.* per week (for which rental the usual rateable value is £20) if the house is likely to keep let pretty constantly, a positive loss would ensue by raising the rent to 13*s.* 6*d.*, the additional 6*d.* per week amounting to less than the increased amount of rates payable.

The Results in some Typical Instances of Investments from actual Experience.

I have abstracted the income and expenditure in respect of sixteen different properties for periods during which they have been under my observation, varying from three to ten years.

In every case the results are brought down to the end of 1892, or the first half of 1893.

Nos. 1, 2, 3, 4, 8, 9, 11, and 16 are, I consider, decidedly eligible investments.

Nos. 5, 10, 13, and 14 would be equally so, if purchased at the present market value.

Nos. 7, 12, and 15 are in somewhat rough neighbourhoods and require a considerable outlay of capital in repairs.

No. 6 has been hitherto a singularly unfortunate property, but may have brighter days in store for it.

For obvious reasons I have suppressed the identity of the properties, but the figures in each case represent actual facts.

On examining the results, the items which I think call for the most attention are:—

The smallness of the losses in the majority of instances, and

The amounts which have had to be paid for repairs to the property.

Where the property has been selected with judgment and put into good repair by an outlay of *capital* when first purchased, it will be found that the usual allowance of one-third of the gross rents is generally sufficient to cover all outgoings and deductions except ground-rent, even after taking off the cost of collection and management.

It is I believe unusual to charge the cost of collection, in estimating the net income from weekly properties, but unless this is done, our clients will not form a correct idea of what they may expect to receive from their investments.

The accounts shew the undesirability of buying property in bad repair, and attempting to pay for the repairs out of income, even if only those repairs are done which an owner is forced to do from time to time.

In my experience the so-called safe 15, 12, and 10 per cent. investments we constantly see advertised in the newspapers, are utter fallacies.

The figures used to support them will be found quite untrustworthy, and purchasers will never see them realised. Probably the allowances made for losses and repairs are very inadequate.

But, surely, investments which in the hands of responsible agents may be relied upon to return a clear and regular six, seven, or eight per cent. are not to be despised; and there will not be much difficulty in finding properties in the market which will do this with certainty.

If weekly property is selected and managed on the lines I have indicated, I trust I have proved it can be made a judicious and satisfactory investment, although demanding from owners or their agents a considerable amount of personal attention to details.

At any rate it is to a very great extent under the investor's own control, and is not subject to the manipulation of a board of directors or a majority of shareholders.

In conclusion I admit there are many things which from time to time come under the notice of holders of weekly property which have not been mentioned in the Paper; and it may be objected that some of my conclusions are based on too narrow grounds or apply to a limited area only. For these deficiencies I apologise. In what I have said, however, I have honestly endeavoured to carry out the propositions referred to in my opening remarks, and whatever value there may be in my deductions, they are at least the result of close observation and comprise the experience of three generations.

No. 1.—FREEHOLD.

EIGHT HOUSES.—Four Rooms and Washhouse.

Let at 7*s.* per week.

Purchase-money	£1,300
Capital outlay in repairs and law expenses	200
	£1,500

	£ s. d.	£ s. d.
Gross rents per annum		145 12 0
Annual Deductions.—Average of *Ten* years.		
Losses by empties and arrears	4 16 0	
Parochial rates (£80 at 4s.)	16 0 0	
Water rate	4 0 0	
Fire insurance, £1,200	0 18 0	
Repairs	20 0 0	
Collection and sundry incidental expenses (6 per cent. of gross rents)	8 14 0	
		54 8 0
Net Income ...		£91 4 0

Yields 6 per cent. on capital.

The houses have no passages. The rooms are very small. There are long gardens. They are let at the full rental value.

No. 2.—FREEHOLD.

FOUR HOUSES.—Four Rooms and Washhouse.

Let at 7*s.* per week.

Value	£600

	£ s. d.	£ s. d.
Gross rents per annum		72 16 0
Annual Deductions.—Average of *Nine* years.		
Losses by empties and arrears	0 16 0	
Parochial rates (£40 at 4s.)	8 0 0	
Water rate	2 0 0	
Fire insurance, £600	0 9 0	
Repairs	17 0 0	
Collection and sundry incidental expenses (6 per cent. of gross rents)	4 7 6	
		32 12 6
Net Income ...		£40 3 6

Represents 6¾ per cent. on the market value.

These houses have passages and fair-sized gardens. The rent is a little below the average in the district.

The repairs had been greatly neglected before the above period. No very large outlay has since been made at one time, but the property has gradually been put into much better condition.

No. 3.—FREEHOLD.

FOUR HOUSES.—Three having Five Rooms and Washhouse, let at 9*s.* per week. One having Four Rooms and Washhouse, let at 8*s.* per week.

Purchase-money	£775
Capital outlay in repairs and law expenses	125
	£900

	£	s.	d.	£	s.	d.
Gross rents per annum				91	0	0
Annual Deductions.—Average of *Three* years.						
Losses by empties and arrears	2	4	0			
Parochial rates (£51 at 4s. 6d.)	11	9	6			
Water rate	2	11	0			
Fire insurance, £800	0	12	0			
Ordinary repairs	8	0	0			
Collection and sundry incidental expenses (6 per cent. of gross rents)	5	9	6			
				30	6	0
Net Income ...				£60	14	0

Returns 6⅔ per cent. on capital.

No. 4.—FREEHOLD.

FOUR HOUSES.—Three having Five Rooms and Washhouse, let at 10s. per week. One (in rear) having Four Rooms and Washhouse, let at 9s. per week.

Value £1,100

	£	s.	d.	£	s.	d.
Gross rents per annum				101	8	0
Annual Deductions.—Average of *Nine* years.						
Losses by empties and arrears	1	6	8			
Parochial rates (£58 at 4s.)	11	12	0			
Water rate	2	18	0			
Fire insurance, £1,000	0	15	0			
Repairs	8	10	0			
Collection and sundries (5½ per cent.) ...	5	10	4			
				30	12	0
Net Income ...				£70	16	0

Being almost 6½ per cent.

The houses were newly built at the beginning of the above period, and were well built.

Three of them abut on a main thoroughfare and have bay windows. The fourth house is at rear of the others, and approached by open gateway. It is double-fronted, and has a good yard.

All the houses are fitted up in a very convenient manner.

No. 5.—FREEHOLD.

THREE HOUSES.—Five Rooms and Washhouse.

Let at 10s. per week.

Purchase-money and expenses ... £850

	£ s. d.	£ s. d.
Gross rents per annum		78 0 0
Annual Deductions.—Average of *Ten* years.		
Losses by empties and arrears	2 2 0	
Repairs	10 10 0	
Parochial rates (£45 at 4*s.*)	9 0 0	
Water rate	2 5 0	
Fire insurance, £750	0 11 3	
Collection and sundries, 6 per cent.	4 13 9	
		29 2 0
Net Income ...		£48 18 0

Yields 5¾ per cent.

When the above houses were purchased, property was considerably inflated in value. No large outlay for repairs has been made at one time, but the property has been well kept up.

Probably not more than £750 could be obtained for the houses in the open market at the present time.

No. 6.—LEASEHOLD.

THREE HOUSES.—Five Rooms and Washhouse. Two let at 7*s.* 6*d.* per week, and one (a corner house) at 8*s.* 0*d.* per week, a little larger than the others.

	£ s. d.	£ s. d.
Gross rents per annum		59 16 0
Annual Deductions —Average of *Five* years.		
Losses by empties and arrears	13 4 0	
Parochial rates (£34 at 4*s.* 10*d.*), less ⅕ allowed for empties	6 11 3	
Water rate	1 10 0	
Fire insurance, £600	0 9 0	
Repairs	22 0 0	
Collection and sundry incidental expenses, 6 per cent.	3 12 0	
Ground rent	12 0 0	
	£59 6 3	

Practically no income has been received.

The above property is leasehold for 73 years now unexpired. The mortgagees who advanced £350 went into possession at the beginning of the above period, having received a sum of money from the estate of the deceased mortgagor, which they expended in repairs (not included above).

The property is badly built and is in a rough neighbourhood.

The cost of repairs has been materially increased by the mortgagees persisting in employing a builder from a distance.

The rental value has considerably decreased, and the tenants are of a much lower class than was the case when the advance was made.

No. 7.—LEASEHOLD.

EIGHT HOUSES.—Five Rooms and Washhouse, with very small Yard. Let at 7*s.* 6*d.* per week.

	£	*s.*	*d.*	£	*s.*	*d.*
Gross rents per annum				156	0	0
Annual Deductions.—Average of *Three* Years.						
Losses by empties and arrears	14	10	0			
Ground rent	28	0	0			
Parochial rates (£88 at 4*s.* 6*d.*)	19	16	0			
Water rate	4	8	0			
Repairs	40	0	0			
Fire insurance, £1,600	1	4	0			
Collection and sundry expenses, 6 per cent.	9	7	0			
				117	5	0
Net Income ...				£38	15	0

The mortgagees have been in possession for all the above time, at the beginning of which the houses were in fair condition.

After repeated attempts to sell, they eventually accepted an offer of £420.

The lease has now 73 years to run.

No. 8.—LEASEHOLD.

ELEVEN HOUSES.—Five Rooms and Washhouse. Let at 7*s.* 6*d.* per week.

	£	*s.*	*d.*	£	*s.*	*d.*
Gross rents per annum				214	10	0
Annual Deductions.—Average of *Three* Years.						
Losses by empties and arrears	11	13	6			
Ground rent	41	10	0			
Parochial rates (£88 at 4*s.* 6*d.*)	19	16	0			
Water rate	4	8	0			
Fire insurance, £2,200	1	13	0			
Repairs	48	0	0			
Collection and sundry expenses, 6 per cent.	12	17	6			
				139	18	0
Net Income ...				£74	12	0

Purchase money and law expenses £1,000.

Term of lease when purchased, 75 years.

Returns 7½ per cent.

The property is in an open, healthy situation, and the rents are decidedly low.

No outlay of capital has been made for repairs, the wear and tear is considerable, and the roofs and water supply have been expensive items.

No. 9.—LEASEHOLD.

SIX HOUSES.—Five having Four Rooms and Washhouse, let at 8*s.* 6*d.* per week. One double-fronted House, having Six Rooms and Washhouse, let at 12*s.* per week.

Purchase-money and expenses ... £940

	£	*s.*	*d.*	£	*s.*	*d.*
Gross rents, per annum				141	14	0
Annual Deductions.—Average of *Three* years.						
Losses by empties and arrears	3	2	6			
Ground rent	15	0	0			
Parochial rates (£79 at 4*s.* 6*d.*)	17	15	6			
Water rate	3	19	0			
House duty, One House £23, at 3*d.*	0	5	9			
Fire insurance, £1,000	0	15	0			
Repairs	25	0	0			
Collection and sundries, 6 per cent.	8	10	0			
				74	7	9
Net Income ...				£67	6	3

Term of lease when purchased 61 years.

Returns 7 per cent.

The houses have long gardens. They are let at the full rental value. The property was not in good repair, and all that has been done has been paid out of income.

No. 10.—LEASEHOLD.

FOUR HOUSES.—Six Rooms and Washhouse. Let at 12*s.* per week.

	£	*s.*	*d.*	£	*s.*	*d.*
Gross rents, per annum				124	16	0
Annual Deductions.—Average of *Ten* years.						
Losses by empties and arrears	4	16	0			
Ground rent	20	0	0			
Parochial rates (£76 at 4*s.*)	15	4	0			
Water rate	3	16	0			
House duty, £92. 8 years at 9*d.*; 2 years at 3*d.*	2	19	9			
Fire insurance, £1,000	0	15	0			
Repairs	14	15	0			
Collection and sundry expenses, 6 per cent. ...	7	9	9			
				69	15	6
Net Income ...				£55	0	6

The houses are attractively built, with bay windows, and were newly erected by speculating builders just before the beginning of the above period, on a 99 years' lease.

The plasterer's work is defective.

£1,000 was given for the property, but the present selling value is not more than £750.

No. 11.—FREEHOLD.

FIFTEEN HOUSES.—Four Rooms and Washhouse (no passages).

Let at 6*s.* per week.

	£	*s.*	*d.*	£	*s.*	*d.*
Gross rents per annum...				234	0	0
Annual Deductions—Average of *Ten* years.						
Losses	0	12	0			
Parochial rates (£135 at 4*s.*)	27	0	0			
Water rate	6	15	0			
Fire insurance, £2,250	1	13	9			
Repairs	39	0	0			
Collection, &c., 5½ per cent.	12	17	6			
				87	18	3
Net Income ...				£146	1	9

The houses form an entire street, being a *cul-de-sac*, and used for foot traffic only. They are occupied by a very respectable class of tenants, and are much sought after.

No. 12.—LEASEHOLD.

FOURTEEN COTTAGES.—Four Rooms. Let at 5*s.* 6*d.* per week.

	£	*s.*	*d.*	£	*s.*	*d.*
Gross rents per annum...				200	4	0
Annual Deductions—Average of *Ten* years.						
Losses by empties and arrears	0	6	0			
Ground rent	16	0	0			
Parochial rates (£112 at 4*s.*)	22	8	0			
Water rate	5	12	0			
Fire insurance, £1,400	1	1	0			
Repairs	43	10	0			
Collection and sundries, 6 per cent. ...	12	0	0			
				100	17	0
Net Income ...				£99	7	0

Selling value of the property, about £1,000.

The houses have no passages or washhouses; the copper is in the kitchen. There are long gardens in front, and very small yards at rear.

The approach to the property is by a narrow passage from a main street.

The lease is now about 50 years.

The cost of keeping the property in repair has been considerable.

After expending the outlay which now ought to be made from capital the property would then pay at least 8 per cent.

No. 13.—LEASEHOLD.

FOUR HOUSES.—Three Storeys. Seven Rooms and Washhouse. Let at 13*s.* per week.

Present value... ... ... £800

	£	*s.*	*d.*	£	*s.*	*d.*
Gross rents per annum				135	4	0
Annual Deductions.—Average of *Three* years.						
Losses by empties and arrears	7	5	6			
Ground rent	21	0	0			
Parochial rates (£80 at 4*s.* 6*d.*)	18	0	0			
Water rate	4	0	0			
House duty, £100 at 3*d.*	1	5	0			
Fire insurance, £1,200...	0	18	0			
Repairs	35	7	0			
Collection and sundries, 6 per cent. ...	8	2	0			
				95	17	6
Net Income ...				£39	6	6

The lease is now about 83 years.

The property has been greatly neglected. In addition to the above outlay for repairs, £40 has been expended in drainage work.

No. 14.—LEASEHOLD.

THIRTEEN HOUSES.—Three Storeys. Twelve have Eight Rooms and Washhouse, let at 14*s.* per week. One, a corner house, larger, and with stable at rear, let at 18*s.* per week.

	£	*s.*	*d.*	£	*s.*	*d.*
Gross rents per annum				483	12	0
Annual Deductions.—Average of *Three* years.						
Losses	15	14	6			
Ground rent	71	10	0			
Parochial rates ... ... 12—£22 at 6*s.*; 1—£28 ,, 6*s.*	87	12	0			
Water rate	14	12	0			
House duty, £370 at 3*d.*	4	12	6			
Repairs	162	11	6			
Fire insurance, £3,950...	2	19	3			
Collection and sundries, 6 per cent.	29	0	0			
				388	11	9
Net Income ...				£95	0	3

Value £2,600

Lease about 80 years now unexpired.

The property was in bad repair, and a large capital outlay ought to have been made.

It is now in much better condition, but is expensive property to keep up.

No. 15.—LEASEHOLD.

FOUR HOUSES.—Six Rooms and Washhouse. Let at 12*s.* per week.
Purchase-money and expenses ... ... £720.

	£	*s.*	*d.*	£	*s.*	*d.*
Gross rents per annum				124	16	0
Annual Deductions.—Average of *Four* years.						
Losses	14	14	0			
Ground rent	12	0	0			
Parochial rates (£76 at 4*s.* 6*d.*)	17	2	0			
Water rate...	3	16	0			
House duty, £96 at 3*d.*	1	4	0			
Repairs	33	14	6			
Fire insurance, £800	0	12	0			
Collection and sundries, 6 per cent.	7	9	9			
				90	12	3
Net Income ...				£34	3	9

Term of lease—60 years now unexpired.

The property is in a rough locality and was not in good repair when purchased. The necessary outlay for repairs which ought to have been provided out of capital, has had to be paid for out of income.

No. 16.—FREEHOLD.

FOUR HOUSES.—Four Rooms and Washhouse.
Let at 7*s.* 6*d.* per week.
Value £700

	£	*s.*	*d.*	£	*s.*	*d.*
Gross rents per annum				78	0	0
Annual Deductions.—Average of *Ten* years.						
Losses	0	7	6			
Parochial rates (£44 at 4*s.*)	8	16	0			
Water rate...	2	4	0			
Fire insurance, £600	0	9	0			
Repairs	12	0	0			
Collection, &c., 5½ per cent.	4	5	9			
				28	2	3
Net Income ...				£49	17	9

There have been very few changes of tenants, and practically no arrears.

The houses had been put into good repair at the beginning of the above period and have since been well kept up.

Mr. P. E. Pilditch (Fellow) said he felt quite sure all present would agree with him that the excellent and interesting Paper which Mr. Griffin had read exemplified the truth that even the most unprepossessing subject might be made interesting and instructive by a person who fully understood his facts, and he had, therefore, very great pleasure in proposing a vote of thanks to Mr. Griffin for his Paper. The interesting details given as to the selection of weekly properties and their management would be exceedingly useful to many of the younger Members of the Institution, but he must warn those who were just about to make their first delightful acquaintance with weekly properties and their management that, in his opinion, Mr. Griffin had taken a somewhat roseate view of the subject. Having had his attention momentarily withdrawn from listening to the Paper, and hearing only the last part of one of Mr. Griffin's paragraphs, he had almost thought that the author had wandered from his subject, and was referring to City property, or freehold ground-rents, or big shop property in the West-end, for he caught the words "this "class of property, if judiciously purchased and carefully "maintained, was nearly certain to maintain its value, and "during the years it was held it would yield a satisfactory "income."

He felt that it would be very difficult to say much more than that of even the best class of property, and he differed from Mr. Griffin that as much could safely be said in the majority of cases with regard to investments in weekly property. Mr. Griffin appeared to have been exceedingly fortunate in having met with a number of most satisfactory jobbing builders who could be relied upon to use good materials and execute good workmanship. If he (Mr. Pilditch) only knew a sufficient number of such builders, he would like to buy all the weekly properties he

could lay his hands upon. He was inclined to agree with Mr. Griffin that a few years ago, before sanitary matters received so much attention at the hands of local authorities and the County Council, and before the rates had risen in the poorer quarters of London, weekly properties did certainly return a safe and considerable income, but he thought that on the whole, since the sanitary law had been strengthened, and had been more vigorously enforced by the local authorities, urged on by the County Council, there had been a very marked decrease in the value of weekly property, and in the profits to be derived from it. The matter was very fairly put by Mr. Griffin when he said that 10 and 15 per cent. was not to be expected, although he had given a number of cases in which he had obtained 6 to 7 per cent. But he (Mr. Pilditch) was inclined to think that, taking into account the fact that owning weekly property was often almost a business rather than an investment, that there were so many difficulties in its management, and that in arriving at the 6 or 7 per cent. Mr. Griffin put upon capital account the initial outlay for the repairs, which ought to have gone to income—taking all these things into account, he thought 6 or 7 per cent. was not sufficient, as a general rule, to justify the advising of clients to purchase weekly property as an investment. He used the words "as "an investment" advisedly. There might be reasons why a client might wish to have it as an investment and nothing else, but he would be disinclined to advise the purchase of weekly property, as a rule, for such a purpose.

He would not go in detail into the sanitary regulations which had so much to do with the fall in value of such property. As a general rule it appeared to him that weekly property ought to be held by a company or a syndicate, unless held from purely philanthropic motives, and not by an individual who required a safe, regular, and sound invest-

ment. There were many reasons for this: the difficulty of management, the necessity which always arose of taking the circumstances of the tenant into account in connection with the question of rent, and, further, the irresponsible character of the tenants who usually occupied weekly properties.

He remembered a case where an unfortunate client of his had been advised to buy some weekly property, and, having done so, asked him to examine the drains of his houses and to give evidence respecting them in a case in the High Court of Justice. The tenant, who had brought an action because the drains, it was alleged, were out of order, was a working plumber at 30*s.* a week, who had taken the house at a rent of 12*s.* a week. He occupied it a couple of months and paid no rent, and as soon as he began to be pressed for rent he brought an action in the High Court because, as he said, his family had suffered illness from the drains. He (Mr. Pildiich) examined the drains and found them to be as good as any in London in houses of the sort. The case occupied two days in the High Court, although the tenant's doctor did not appear when called upon as a witness. Nowithstanding this there were £150 costs, and the man was non-suited. But there was no chance of getting the £150 costs out of a man with only 30*s.* a week. That was his friend's first speculation in weekly property, and it was not a very good one.

Of course, some weekly tenements were good property, and might safely be bought, but his general experience was that most of it was not of that character. He had some experience of an estate bringing in about £5,000 or £6,000 a year where there was not a single arrear of rent at the present moment, and where the weekly tenancies were passed from hand to hand, and sums of from £100 to £150 were paid by the incoming to the outgoing tenant for his weekly tenancy. Such an estate existed in London, and

he (Mr. Pilditch) was surveyor to it, but the circumstances were so exceptional that one could not base any argument upon it or draw any conclusion from it.

Then, with regard to the allowance of one-third which Mr. Griffin thought sufficient in dealing with weekly property to arrive at a figure for capitalising, his experience was different. He frequently had to value property for mortgage and other such purposes, and could never now find a weekly property in respect of which this deduction would be sufficient. He valued one property a few weeks ago where the rates were 8*s.* 6*d.* in the £, or nearly 50 per cent. of the rateable value, and when the repairs, empties, losses of rent, and the 5 per cent. commission were taken into account, it very soon amounted to 50 per cent. on the gross rents.

He thought that Mr. Griffin's experience had probably been gained from some of those happy southern suburbs where all the tenants occupied one house each, which could hardly be taken to be a general rule in the Metropolis.

Mr. E. W. Hudson (Fellow) said that he had much pleasure in seconding the vote of thanks to Mr. Griffin. The Paper was an instance of the wide area of thought covered by the different subjects dealt with before the Institution. As Mr. Pilditch had said, one would scarcely have thought Mr. Griffin's an interesting subject, but it was one of great importance to those who had their money invested in weekly property. For himself, he thought that the less one had to do with weekly property, as far as one's peace of mind was concerned, the better; but it was not always possible to pick and choose the work which fell to a surveyor's lot.

With regard to the advisability of such an investment, he thought there were some small capitalists who, by personal attention, might be able to make it much more profit-

able than others who employed even experienced and careful agents. To such small capitalists it would no doubt always remain to some extent a desirable investment, whereas the larger capitalists had better, he thought, leave it alone. He did not think that such a rate of interest as 8 per cent. would repay anybody for the trouble and anxiety of such property.

With regard to repairs, many investors in such property were apt to be led away by a penny-wise and pound-foolish policy. Such property ought to be kept in good repair, for by this means a better class of tenants could be obtained. The matter of drainage had now become a very serious item, and he was afraid would further and further reduce the interest from weekly property. Back-drainage days were over, which he thought unfortunate. He remembered many old plans for the carrying out of such drainage, and he considered that method with a flushing arrangement at the end a far better system where it was possible to adopt it than to have a drain through each house. To put a man-hole with glazed bricks and ventilating inlets and such things to every small cottage would mean no rent at all for a long time. Every waste pipe which was more than 2 ft. 6 in. in length from a sink had now to be trapped, although thus rendered much more liable to be choked and to smell much worse than a free and open waste pipe discharging over a grating. The tenants would not clean them, and it was always necessary for the owner of the property to have a man at hand to send round to keep all these sanitary arrangements clear, which in itself was a very great expense.

With regard to the selection of the property, V roofs existed, although they were almost a thing of the past, and the renewals and the percolation were such that he would not advise anybody to select such erections. With regard

to the carcase, a stock brick front was far the best, provided it was not combined with any lias stucco, which was a constant expense for repair, and looked very ugly and scaly.

As to the tenants, one had to exercise very great care in accepting them; but his experience was that, even if the number of prospective occupants was given by the applicant for the tenancy, it was not unusual for that number to be afterwards doubled by the addition of relatives and children. He quite agreed that one-third for outgoings was not a proper average deduction from the returns.

There was considerable advantage in getting the freehold of small property, especially if it was old property, but he had known cases where firms in London did not give any intimation of a forthcoming sale to the leaseholder, who, for want of this usual courtesy, found that the property had, without his knowledge, been sold over his head.

Mr. W. Eve (Fellow) said they were all very much indebted to Mr. Griffin for his Paper, but he would advise Members who had no experience of the question of weekly property to embark in it by very slow degrees. Circumstances over which he had no control had led him to the management of over 200 weekly properties, and all he could say was that they were an awful nuisance. The glowing description of weekly property which had been pictured was entirely illusory as far as the conclusions he (the speaker) had arrived at were concerned. He had a very good manager of his properties, but, to whatever cause the fact might be due, the conclusions at which he had arrived did not accord with those of Mr. Griffin.

On page 336 Mr. Griffin gave his own ideas of sanitation, but, unfortunately, the theory of sanitation with which surveyors had to deal was that of the sanitary inspectors. Mr. Griffin had described his ideas as some-

what backward, but sanitary inspectors' ideas might be fairly described as somewhat advanced. The requirements of some sanitary authorities were now very elaborate and led to much unnecessary expense.

He quite agreed as to the form of roof preferred by the author, and could not speak too strongly of the objectionable character of the V roof. He heartily endorsed Mr. GRIFFIN's remarks as to the undesirability of any communication between the house and the w.c. This most unsanitary arrangement should never be allowed by the sanitary authorities.

Further on Mr. GRIFFIN had expressed views, from which he (Mr. EVE) ventured to dissent, as to the necessity for a cistern. Wherever the authorities would allow it, it was better not to have any but a flushing cistern. It was practically impossible to keep a cistern clean in weekly properties, and it was only very occasionally, when the water was shut off from the mains, that inconvenience arose from the absence of one, and even then it was only a temporary inconvenience, and was better than having an uncleaned cistern. There was a strong objection, on grounds of health alone, to any cistern other than a flushing one, and of all places where cisterns should not be placed the position suggested by the author was certainly the one. It was said by Mr. GRIFFIN in his Paper that, "although in many "districts constant supply is professed to be given, it is a "fact that the supply is often interrupted for several hours "at a time, and, therefore, I consider a cistern essential." And further on that, "taking everything into consideration, "an external cistern above the w.c. is the best arrangement." From this he begged to differ entirely.

As to the height of the houses, he thought that, except in the case of model lodging houses, the height of two storeys should not be exceeded unless where land was very valuable.

With regard to Mr. GRIFFIN's practice of keeping a record of applying tenants, he might say, speaking from his own experience, that he was only too thankful when he got an applicant, and he did not find any necessity for recording tenants anxious to come in. The district to which Mr. GRIFFIN referred must be in a very good letting neighbourhood.

He quite agreed that an inspection of the present residence of the intending tenant should be made. The obtaining of deposits from the tenants was a necessary precaution, and should be insisted on.

On page 344 Mr. GRIFFIN alluded to a very real trouble, that of the failure of water connections, such as ball cocks and taps, in winter. Pipes were protected as far as possible, but how could taps be protected except by advising the occupiers to let the water run slowly during the winter nights? A very able engineer to a water company had, some time ago, written to the *Times* on the question of cisterns, saying that the immense increase of the water consumption in a hard winter was in consequence of the burst pipes, but the increase was really attributable to the fact that most consumers took the precaution of leaving taps running, in order to keep the pipes from freezing.

The author of the Paper had alluded to the question of sub-letting, which he considered objectionable in the case of weekly tenants. The result of his experience was that where part of a house was unlet the tenant of the occupied portion made use of a room or two, and deterred anybody else from taking the remainder. He had, therefore, come to the conclusion that is was best either to let the house as a whole or not to let it at all, except, of course, in the case of large houses. He, personally, would be thankful for some advice on the question of when a tenant should be proceeded against for rent, but he thought that no absolute

rule could be laid down on this point. In the case of respectable tenants, and especially where there were many to select from, a little more latitude might be allowed than that named by Mr. GRIFFIN. On page 348 Mr. GRIFFIN referred to a case which he (the speaker) hoped was unique in the proceedings of the county court, and, further on he assumed that parishes generally allowed 25 per cent. deduction from the rateable value for compounding. But that was not so, so far as his experience went. In a very large parish in the south of London only 15 per cent. was allowed. He differed from Mr. GRIFFIN that one-third was enough to deduct from the gross receipts, for with rates so high as they now were this was quite inadequate.

The persons who, in his opinion, could profitably hold small properties of the character referred to were those who could attend to the repairs themselves, and by that means save much expense.

The lot of Mr. GRIFFIN seemed to have fallen in very pleasant places. He was not personally acquainted with any parish in London where the rates were only 4*s.* in the £. He, in fact, managed property where they were as high as 9*s.* in the £. If Mr. GRIFFIN's estimate of rates at 4*s.* was correct, his conclusions were, of course, also correct; but such cases were extremely exceptional, and it would be very risky to base conclusions on such an hypothesis.

Again, Mr. GRIFFIN had, for instance, put a 7*s.* house at a rateable value of £10. The late Conference of rating authorities in London had settled a schedule for the rating of weekly properties. Such property had previously been rated according to a fixed schedule without regard to the difference in the rates in the different parishes, but the Conference had prepared a schedule varying according to the different amounts in the £. They started as high as 7*s.* 5*d.*, and worked down to Mr. GRIFFIN's happy 4*s.*, which he did

not think existed in many parishes. Adopting that scale, and assuming that Mr. GRIFFIN was right in his figures based on a 4*s.* rate, his first item of £80 rateable value would have to be increased to £88, thus making another 32*s.* for rates to come off the balance which the landlord would receive. The amount of £40 in the second example would be £44, even assuming that the rate was 4*s.* in the £, whereas if it was 6*s.* in the £ a very different effect would be produced. Again, in the third illustration, where the rates were put at 4*s.* 6*d.* in the £, the schedule would give £58; in the fourth example it would give £66; in the fifth, £52; in the sixth, £36; in the seventh, £96; in the eighth, £122; in the ninth, £85; and in the tenth, £80. In the eleventh it would be the same as Mr. GRIFFIN had given it; in the twelfth it would be £126; in the thirteenth, £88; but in the fourteenth Mr. GRIFFIN's figures would be right. In the fifteenth example it would be £50; and in the sixteenth, £48 instead of £44. But supposing the 4*s.* in the £ raised to 6*s.*, the rate would, of course, be considerably more.

He did not think that the average of rates at the present time was a fair basis for estimation. Even the Equalisation of Rates Bill would not affect the average, but would merely take from one parish and add to another. Taking the present average of London rates, and looking to the future, he would be a very sanguine man who would estimate the rates of London in the near future at less than 6*s.* in the £, and, indeed, there were very few parishes in which they were, even now, less.

Mr. J. H. SABIN (Professional Associate) said that it was important to consider whether the owners of weekly properties were in that position from choice or from necessity. He was inclined to think that the number of persons who woned them from choice was comparatively small, and that,

in most cases, the houses had not been built for the express purpose of letting as weekly property. Having regard to the period over which Mr. GRIFFIN's experience extended, it had occurred to him that, probably, in many cases, the houses given as examples were built for the purpose of so letting, but, in the case of owners not from choice but of necessity, he thought it would be found upon enquiry that, in most cases, the houses were not built to let to weekly tenants, but rather quarterly or monthly and, accordingly, had not the accommodation required by weekly tenants. They had, so to speak, come down, as houses, in the social scale, and were let to tenants who occupied them not from choice but rather from necessity.

By far the larger proportion of weekly properties were at the present time in the hands of mortgagees in possession, who had, without their own consent, become possessed of such property, and would very gladly indeed dispose of it at the price which it had cost them. It appeared to him that Mr. GRIFFIN had omitted to deal with two very important matters. He did not know in what part of London the properties might be situated to which Mr. GRIFFIN had referred, but they certainly appeared, in most cases, to have escaped the eye of the sanitary inspector, for if they had not he thought that the owner must have gone without income from the property for some years, or else he must have added to the capital sum which the houses cost such an amount as would appreciably reduce the net return. If the sanitary inspector had not been round any of the 16 properties, he (Mr. SABIN) would venture, with great respect, to urge Mr. GRIFFIN to suggest that it would be advisable to put by the whole of the rents for, say, the next three years, in order to meet the expenses to which he would certainly, sooner or later, be put. In support of this view he might quote an experience of his own. He had to deal

with 33 houses which for the last 10 years had produced about 4 per cent., but which would probably produce no income for more than a year, in consequence of the outlay, upon 11 of them only, for new drains; although there had been no case of infectious disease, nor had the drains been less efficient than usual. What would happen if the rest of the 33 houses had to be similarly treated he could not imagine.

He would venture to suggest that sufficient regard had not been paid to the contingencies which were likely to arise under the application of the Infectious Diseases Act. That was really a very serious matter, for, however well the property might have been repaired, and whatever condition it might be in at present, in the event of an outbreak of infectious disease the whole of the internal work might have to be done over again. Such a contingency was one which no purchaser of such property would be wise to neglect in estimating the returns from his investment.

Then, again, the outgoings in respect of a weekly property were fairly constant, while the income was inconstant. Quarter-day, with its claims for ground rents, came round with absolute certainty, and the half-yearly tax collector called with equal regularity, but the tenants did not come with the same punctuality to pay their rents.

He could not but think that Mr. Griffin had been very fortunate with regard to his leasehold houses. There surely had not been a freeholder about, with a formidable schedule of dilapidations, or if there had been, he must have been singularly moderate in his requirements. It could be very easily shewn that the margin of profit would rapidly disappear in the event of either the sanitary inspector or the freeholder making himself at all unpleasant. He believed that nothing could be relied upon to yield a higher net return than the average price of the funds, for,

although weekly property might bring in 7 or 8 per cent., that could only be obtained when it was managed by persons living on the spot who made it their whole business to manage it. Even then, anything above 3 or 3½ per cent. should be laid by as necessary to form a contingent fund. In conclusion, he would venture to repeat the famous advice of PUNCH, and to say to persons about to put their capital into weekly property as an investment, "Don't."

Mr. A. MOORE (Fellow) said that he felt no hesitation in saying that in the east end of London weekly property still sold well and paid well. It was scarcely accurate to refer, as a previous speaker had done, to rates amounting to 8*s.* 6*d.* in the £. That might be the amount on the gross assessment, but from the assessment there was a deduction of one-fifth, which made the rates nothing like 50 per cent. on the value, the assessment being below the rental value as a rule. He thought that Mr. EVE's 200 houses must be in rather an unlucky spot, for his experience ranged over a very large district, and only last week he obtained 20 years' purchase for a weekly house which would pay about 5 per cent. There was no doubt that weekly property could be made to pay, as Mr. GRIFFIN had said, from 5 to 7 per cent., if it was given to responsible agents to manage. Weekly property constituted, in the east end of London, one of the most important forms of investment. In West Ham alone the population was 366,000, and the majority of the people there lived in weekly houses, so that this question concerned a very large number of people and an enormous amount of capital. The management of this class of property was not, it was true, conducted without trouble, but agents were paid for that trouble.

Mr. E. SHEPPARD (Fellow) said that Mr. GRIFFIN had

spoken of pantiles being a very bad covering for roofs. Although pantiles were very bad in many houses, tenants greatly liked them on account of their warmth in winter and coolness in summer. In many cases they required pointing, but that was only a very small expense. In cases where he had to alter the drainage in small properties, he had found it advisable to put man-holes in the proper parts of the drain. Where the drains had no man-holes, the result had been that a great part of the work had to be taken up, and much useless expense incurred. He thought it most objectionable to fix the cistern over the w.c. He would rather see it in some well-arranged place on the staircase, in order to keep it as warm as possible, and to prevent dead pigeons or other things getting into it, as well as to ensure a supply for the upper floor. The cistern itself should be made of galvanised iron of good gauge.

He had found September to be the best time for exterior painting. As a rule it was the finest month in the year, and the paint work did not blister then so much as it did in the spring. It was also advisable not only to provide stopcocks to water pipes, but to see that they acted properly before the frost set in and also to put draw-off taps to drain the lowest part of the pipes. He thought that Mr. Griffin had not made a sufficient allowance for replacing capital or to provide for any unforeseen outlay. At least one or two per cent. should be put by as a sinking fund.

Mr. Griffin, in reply, said he felt particularly indebted to the Members who had given the result of their very varied experience and compared it with his own, and for the very kind way in which they had received ideas of his which, in many cases, conflicted with those which they themselves held.

In the outlay for repairs he had included the requirements of the sanitary authorities and of the water companies, but no doubt the cost of repairs was really the most unsatisfactory item connected with weekly property. In most neighbourhoods where there was a large quantity of such property, there were also, as a rule, a large number of small builders to be found, many of whom would do their work in a most unsatisfactory way; but there were generally a few who could be trusted to act honestly.

As to the rates in the £ and the deductions to be allowed therefrom, of course the rates given in the examples meant the actual rates which owners of weekly property had to pay eventually, not the gross rate in the £. In the parish of Battersea, where the greater part of his business was, the gross rates being 5*s.* 4*d.* in the £, 25 per cent. allowance amounted to 1*s.* 4*d.*, leaving 4*s.* net. Up to the present time that amount had fairly represented what the owners had to pay. The rate which had been made for the current half-year was 3*s.* 4*d.* in the £, or 6*s.* 8*d.* for the year; after deducting the allowance, this would amount to 5*s.* 6*d.* in the £. Of course, even that was very different from 8*s.* 6*d.* or 9*s.* in the £, which had been mentioned; but in a parish where the rates were 8*s.* 6*d.* in the £ one would probably get 30 per cent. allowed for compounding.

There were two ways in which the authorities could proceed in the Metropolis, viz., by adopting either Section 3 or Section 4 of the Poor Rate Assessment and Collection Act, 1869. If the parish was under Section 3 a special agreement had to be made, or one did not get the benefit of any compounding. If under Section 4, 15 per cent. allowance had to be made to begin with, and those who did not compound could also deduct for loss on empties. It was not necessary, in his opinion, that weekly property should be under the control of large public companies,

What he had started with was, that the property must first be selected with judgment, and there was no reason why four or half a dozen houses should not pay just as well as 500 or 1,000.

As to the outlay for sanitary work, it was, of course, impossible to tell how long the very latest method of sanitation would be the fashion, but, at all events, when drains were once well done, they certainly ought to last for number of years, and as far as he knew, where a combined system had been hitherto in existence, the sanitary authority could not compel that combined system to be abolished, but could only call for the drains to be relaid with the necessary manholes and ventilating shafts, &c. Supposing a good many houses were being re-drained, even if the cost was £15 per house on an average, this outlay did not require such a very enormous sacrifice of income. As to the water supply, the most frequent requirement after the occurrence of an infectious disease was that the drinking supply should be disconnected from a cistern supplying a w.c., and that the rooms should be repapered, which were not very serious items. If there was only one cistern, and that over the w.c., the tap over the sink could be supplied direct from the main. He must confess that he was of opinion that the objection to the cistern over the w.c. was rather sentimental than otherwise: there was no other place where it could be put, in many weekly properties. If it was put in the wash-house near the ceiling, access to it for cleaning could, in some cases, only be obtained by means of a trap in the floor above, and in others it could not be cleaned out at all.

It had been remarked that, owing to the trouble of management which it involved, weekly property could hardly be called an investment, but really almost amounted to a business. If so, it was the business which agents

who managed weekly properties had to perform for the owners who invested their money in them. People living in the country had, for instance, invested their money through him in weekly properties, and they never had to look at them from year's end to year's end. They received their rents, and left him all the responsibility of negotiating with the sanitary authorities and collecting the tenants' rents, and looked upon the matter as an investment just like any other investment. Of course, property built specially to be let weekly was usually the best to invest in for that purpose. One could easily imagine cases of houses which were once let to a superior class of tenants and had afterwards, through circumstances, come to be let to weekly tenants. That would be a most objectionable class of investment, and one which no one would advise from choice.

Then, as to the deposit. What was it? The only way in which a deposit could be received was on account of rent, and the moment it was received the man who paid it became a tenant. It might be a good plan where the applicants for houses were few and far between to obtain a deposit before making enquiries as to the proposed tenant, but in other circumstances he had found it better to wait till he had selected and approved of the tenant, and then to ask for the deposit. In conclusion, he could only say that he was much gratified by the way in which the Paper had been received.

The vote of thanks having been put and carried unanimously, the Meeting then adjourned.

Paper 203.
No. 336.

A THEORY CONCERNING THE PRIMARY CAUSE OF THE DEPRESSION IN TRADE AND AGRICULTURE.

By THOMAS W. HUSKINSON (Fellow).

Read at the Ordinary General Meeting of The Surveyors' Institution, *Monday, May 21st*, 1894.

DANIEL WATNEY (VICE-PRESIDENT) IN THE CHAIR.

Endeavours to discover a true solution of the cause of our present difficulties are of such interest, and the effect of that cause of such importance, both to ourselves and society generally, that want of prelude is excusable; therefore, after asking permission to trespass on your time, I will pass direct to the subject of my Paper.

The present period of agricultural and commercial depression is of such long continuance and wide effect, and involves so great a check to exchange as cannot be easily explained by reference to the older economists. This is, however, no reason why their conclusions should be "relegated " to some distant planet." Another factor has arisen since their day; let us, therefore, observe its effects and study the principles on which it works. This new factor is the large balance of a certain class of payments known as "tribute" payments due to this country.

Let us define the term "tribute." A country is in receipt of a "tribute," which receives interest on a foreign loan or investment, or is repaid the principal sum of the same, or receives a bankers' or shippers' commission,

remissions of profits for distant ventures or the spendings of foreign holiday makers within her boundaries.

There is one important reference made by MILL to the action of a "tribute" on a foreign exchange ("Principles," book iii., chap. xxi., sec. 4), and a conclusion "that a "country which makes regular payments to foreign countries, "besides losing what it pays, loses also something more by the "less advantageous terms on which it is forced to exchange "its productions for foreign commodities." The result to the respective interests of the trading countries is, "that the "paying country will give a higher price for all that it buys "from the receiving country, while the latter, besides receiv- "ing the 'tribute,' obtains the exportable produce of the "'tributary' at a lower price." The loss will affect the whole of the "tributary's" exchanges, and, we may add, anything her exportable produce will exchange for.

On the assumption that the two countries use the same standard of value, and on this assumption only, the terms are limited. "The limits within which the exchanges may "vary (*provided the bills are drawn at sight and in the same "currency*) are at one extreme, the par value, plus the cost "of the transmission of bullion; at the other extreme, the "par value, minus this identical sum" (GOSCHEN's "Foreign Exchanges," chap. iv.), this ebb and flow of bullion affecting the credit, and therefore the balance of price level—raising prices, if the balance is against; lowering prices, if the balance is for; encouraging importation, discouraging exportation, to prevent further loss to the "tributary."

JEVONS tersely sums up GOSCHEN's conclusions by stating, that "Bills of exchange are a sort of article subject to the "law of supply and demand." Bills of exchange are not currency, although they bear a currency value on their face; they have no specific value, although they conform to the

law that regulates the exchange of articles of specific value. They are a class apart, and the only demand that the supply of one country's bills on another has, is the supply of the latter country's bills to her.

Now, when the standards of value of the two countries are *not identical*, the bullion points, as GOSCHEN in his "Foreign Exchanges" so admirably shows, are removed, and the prices of the divers bills are regulated by the law of supply and demand alone; and, as he goes on to show, when the fluctuations are determined by a balance, the purchaser, when he buys cheap—"that is to say, when he "obtains a greater sum than usual in foreign coin for his "own money—secures an actual advantage, this greater "sum of foreign coin having an actual greater purchasing "power." Of course, if the cheapness of the bills is caused by the depreciation of the foreign currency, there is no advantage; but this depreciation must be a real one, not merely an apparent one, with reference to the foreign exchanges caused by a balance of debt over claims.

A balance of debt also lowers the standard of value with reference to the foreign exchanges; and to this cause the depreciation of various currencies is largely, and of the silver standard is entirely, due. GOSCHEN gives a good illustration, instancing the case of Russia:—"If at a time "when the currency in Russia, owing to the enormous "amount of paper money afloat and the insufficient stock of "bullion to meet it, was actually—although, perhaps, "unconsciously to the Russians themselves—depreciated 5 "per cent., then we apprehend the natural value of the rouble "in sterling money would have been at such a time 5 per "cent. below the nominal par of exchange; but it cannot "be too often repeated that no calculation can be founded "on this proposition, as practically, owing to the system of "credit and deferred payments, there is never an equality

" between exportations and importations; and an *increasing*
" *balance of debts lowers more and more—at least with re-*
" *ference to the foreign exchanges—the value of what, in this*
" *case, we have called the rouble.*"

Let us see if we can reduce the above principles to an equation. Let x = commodities of equal value in exchange; g = the amount of gold currency that exchanges for x in A country; or, better still, g is her range of prices at the normal level of prices; s = the amount of other currency that exchanges for x in B country or s is her range of prices; and b is a bill of exchange, equal to g or s at par, *i.e.*, the real par. Now when commerce is in equilibrium, prices are in equilibrium, and at that particular time the real relative values are $x = g = s = b$.

Thus, suppose before the "tribute" payment is due from B to A, the average annual mutual trade on either side = $20\,x$; and if the whole machinery of payment is gone through, B sends to A 20 s in payment, and A sends B 20 g, which they would exchange again; though, as a matter of fact, they would send drafts or bills to each other, and balance one against the other, and thus save the double cost of sending bullion. Thus—$20\,x + 20\,x = 20\,g + 20\,s = 40\,b$.

Afterwards, from borrowing capital or from some other cause, B becomes liable to A for an annual tribute of 20 g (=20 b, since through their relative cost of production or issue $g = s$). But now B owes A 40 b, whilst A owes B only 20 b; what, in this case, is the relation—*i.e.*, the price—of s in A's market; for, through the two countries not using an identical standard of value, the machinery for preventing loss to B is absent, and the limit of loss is entirely subject to the action of the law of supply and demand—namely, the supply of bills on one another alone—and now, under this law, 40 b issued by B is equal to only 20 b issued by A.

But still, if mutual trade alone existed, $g = s = b$; now, however, A's exports and imports with B $= 60\ b$, and B's exports and imports with A $= 40\ b$ $\therefore$ B must give A $1\frac{1}{2}\ g$, or $1\frac{1}{2}\ s$, or $1\frac{1}{2}\ x$ to restore the balance when the bills are redeemed, which they will have to be by commodities exported from B.

But this does not affect the relation of s to x in B country, which will remain at the relative cost of production, nor can she take advantage of the cheapening of her standard in A's market, where $g = 1\frac{1}{2}\ s$ and the relative cost value of g to x is still the same, namely, equal; as she must send $1\frac{1}{2}\ x$. $\therefore$ in B x only equals $\frac{2}{3}\ g$; that is to say, gold is at a premium of 33·3 per cent.—in other words, gold is 33·3 dearer to B than before; and as with gold so with all commodities she gets from A, since the effect is on the whole of her exchanges and not any particular portion of them (*vide* MILL's "Principles," book iii., chap. xxi., sec. 4).

The commodities imported into the creditor country, either in themselves or in their exchange, will affect the prices of those articles in first demand, namely, the food supply or articles of manufacture which necessity primarily requires. This gives a tip to the level of prices and disorganises the home trade; but matters do not rest here.

The export trade of the "tributary" is thus greatly stimulated, but at what cost, and who pays? The payers of the "tribute" individually and the purchasers in the "tributary" country of goods imported from the creditor country. Since there are specific persons paying the loss, the price and credit level as regards her home exchange are unaffected in the "tributary" country. Taking the flagrant case of India, it stands to reason that, as she makes such a bad bargain in exchanging goods with us, she will demand as few of them as possible. As the "tributes" are large,

England can obtain the greater part of her requirements without offering anything further in exchange; but for what India must have from England (because she cannot manufacture it herself), she has only her own goods to offer: she will then either limit her desires, or direct her efforts to manufacture for herself what in healthier circumstances she might get from England at less cost, by exchanging commodities for the manufacture of which she is more fitted.

This state of affairs acts as a tariff against mutual trade; in fact, it acts just as if India imposed a heavy protective duty against all English goods. This is disastrous to both countries—to England as destroying her export trade; to India and other "tributaries" similarly situated, in that though she may not be able to manufacture (say) cottons to such advantage as Manchester, yet, under this unhealthy *régime*, she can manufacture them cheaper to herself; whereas, if the currencies were identical, she might obtain Manchester cottons as advantageously as ourselves, perhaps even more so, by exchanging for them productions for which she is specially adapted. But, as things are, she will prefer her clumsy inventions, and rather trade with Russia, with China, with anyone using her standard of value, than with that bugbear of her prosperity, her creditor.

There is yet another evil to be apprehended, even if it does not already exist, as I believe it does; namely, a serious decay in the body politic and the general wealth. We have already seen how a system tantamount to protection, a barrier to mutual exchange, exists. Everyone understands what a serious obstacle to national and individual well-being is protection. This has already been sufficiently demonstrated in theory and practice; but we at present suffer from a system even worse than protection, not only a check, but a direct cause of decay. This is the most intricate portion of our

demonstration, and to arrive at a right conclusion we must understand the working of that phenomenon known as the *state of trade.*

"The history," says Lord OVERSTONE, "of what we are "in the habit of calling the state of trade is an instructive "lesson. We find it subject to various conditions which "are periodically returning; it revolves apparently in an "established cycle. First, we find it in a state of qui- "escence—next improvement—growing confidence—pro- "sperity—excitement—overtrading—*convulsion*—pressure— "stagnation—distress—ending again in quiescence." *

We shall first have to view the influence of circulation and the currency principle on prices, distribution, and production.

Where there is no circulating medium (as in very primitive times) men are unable to calculate their wealth except by specifying their possessions—so many horses, camels, cattle, wives, and slaves, additions to wives and slaves being the best way of storing power of demand; but on the introduction of a circulating medium men express the sum of their wealth in terms of that medium. The number of exchanges determines the rapidity of the circulation of the medium, and the two together the level of prices by which we value our *specific wealth.*

Supposing in a country our only circulating medium consisted of 20,000 sovereigns, and at a certain price level we valued the specific wealth in it (not including the medium) at £1,000,000; to use LALOR's term, our *specific capital* is £1,000,000; but, in addition, we have 20,000 sovereigns, and though we have supposed them composed of gold (they might just as well have been paper), they are

* Among many others I especially owe my understanding of this question to the demonstrations of MILL and JOHN LALOR. (LALOR's "Money and Morals," 1852.)

of no practical use as sovereigns except as a medium of exchange. Therefore, to arrive at the total amount of our *total aggregate money capital*, we add our cash in hand, making a total for money capital of £1,020,000. Thus, when the currency principle is introduced, our aggregate money capital is always in excess of our specific capital as measured in terms of the currency. If more sovereigns are added, prices rise; if sovereigns are abstracted, prices fall; if exchanges increase and quicken the circulation of the medium (within its powers of circulating), prices rise; if exchanges diminish in number, more sovereigns lie idle and prices fall. The owner of the sovereigns would require something for the use of them, which is termed *interest;* when he has sovereigns in hand lying idle, he lessens his interest to tempt people to speculate, to call them into use; this increases exchanges, quickens circulation to its extreme point, when the idle sovereigns flow outwards and prices rise. When the moneylender's stock diminishes, he raises his rate of interest, and others, observing this, hold the sovereigns they have in hand to profit by any increase in interest. Then exchanges are checked and prices fall.

For those who are fond of pursuing questions to their extreme issues:—if all commodities came in the market for sale at once, the value of this specific wealth is measured by the number of sovereigns in the market, in this case £20,000, yet then the money capital is in excess of the specific capital by the amount of the circulating medium.

But, at the present time, our currency has been evolved far beyond this material state—for all things are money that perform the functions of money. Our currency is composed not only of circulating coin, but also bank notes and, soaring high upwards, the airy structure of transferable bank credits, on which, as Lalor says, we rise into the region of spiritual

things. The number of exchanges effected determines the extension of this credit, on the highest summit of which sensitively balances the price level.

The number of exchanges effected in terms of the currency during the course of the year makes the sum of our aggregate annual income; the price of what we consume of specific commodities is the amount we abstract from our money capital for this purpose, and returns back to our sum of money capital. The difference of the price of the commodities we consume and the annual return is so much addition to our aggregate of money capital, but remains quiescent until the owner of it uses his power of demand over it. Since the stock of commodities has presumably been added to by the year's labour, prices show a tendency to fall; money interest too, since money capital is becoming plentiful. Those who can obtain the use of this money capital then are eager to buy in a falling market as "bulls"; but in making this extra demand they must "crush in," as MILL terms it, with the current demand on the existing stock of commodities; prices rise, and affairs generally follow the course sketched by Lord OVERSTONE. All the powers of production are called into action, specific wealth accumulates, the accumulated stock of money capital is carried off (the accumulation of several years is often carried off in a few months), credit overruns its legitimate bounds, money interest rises as money capital becomes less plentiful, which at last becomes unable to distribute the increasing stock of commodities, prices fall and credit contracts as far below the normal as it before extended, production is checked, saving of money capital recommences until it is able to fairly distribute the glut of commodities, and the tale begins again. When this state of things is in excess no interest is more hurt than labour, and when credit is contracting the condition of the labour market becomes deplorable; the lower credit goes the nearer

the labourer's approach to the state of slavery, the more subject he is to the power of existing demand.

So far we have considered the question in reference only to ourselves, we must now consider it in reference to our foreign relations.

When our credit is unduly stretched, our relatively higher prices induce our neighbours to tempt us to buy from them, or, perhaps, more correctly, importers bring in foreign goods to profit by our relatively higher prices (mark the term "relatively higher"; actual lower prices may be relatively a higher price level: a community's activity determines its actual prices, its state of trade, its relative price level). Our indebtedness to the foreigner becomes greater than their indebtedness to us: some of our credit therefore is due to the foreigner, and commodities (often gold) are exported to redeem it; our credit level is lowered and theirs raised proportionately, turning the balance of trade, to which, as to the normal state of credit, we are always tending.

We now come again to the subject of this Paper, in viewing the situation on the ground of vast "tribute" payments at present due to ourselves.

"Tributes" cause a normal state of overplus of foreign bills in our money market, as before stated. The extra importation—*i.e.*, the extra that is a loss to the "tributary"—of commodities falls on the balance of price level devoted to the necessaries of life, causing it to tip downwards; the fall in the price of specified commodities is in varying degree, the most necessary falling most. When the standards of value are identical, bullion points mark the limits of the downward course, and the injury is comparatively trivial; but when the standards of value are not identical, and "tributes" or balances are due, the bullion point is removable to any extent from the real par of exchange, and the downward tendency of the tipped balance of prices is

equally so. This downward tendency of prices reduces the income of our producers, both the labourers (except those who combine in unions and refuse to climb down, leaving others to pay the cost) and the owners of specific capital in varying degrees. The saving or addition to the aggregate money capital falls short or fails altogether. The lessened money capital fails to so readily distribute the production of commodities. The fulcrum of the balance of price level then runs down; that is, the settled state of credit is to contract. The average price level is lowered, with the added injustice of a tip in its balance, and all the evils of a declining state of trade are in full action, the tip in the balance of price level maintaining that as a permanent state.

This is the explanation of the general fall of prices so generally and so erroneously attributed to the appreciation of the *cost value* of gold. How little the metals themselves are at fault for their apparent divergence from their nominal par!

As the "tributes" are our due, they are not in themselves injurious, but only under conditions—the conditions specified. As the "tributary" benefits by the loan of our capital, his balance of relative price level is unaffected (except for gold and some few articles), the loss is not borne by the community generally—except in so far as Governments borrow—since it is paid for by specific persons, the mortgagor or borrower, the purchaser of English goods in those countries, and he who remits profits or savings to us for investment.

Thus the primary cause is the "tribute," but it is only harmful to any great extent under certain conditions, viz.; when the standard of value of the "tributary" is not identical with our own, and the "tributes" bear a large proportion to the mutual trade. This causes a tip in the balance of our price level (which induces a permanent decline of price, with all the conditions of decline of trade

and injustice added, through unequal distribution) and checks internal exchange, setting up a sort of internal protection or barrier, or, more properly, unfair distribution; for in spite of our increased efforts to extend our producing power in order to live, we aggravate both glut and poverty, since the circulation is declining and inefficient.

The moral is that England is no home for either labour, enterprise, or specific productive capital, which become more and more subject to the power of demand, our modern substitute for slavery. Money savings, chiefly made now in "tribute" owning circles, invest themselves abroad, since there the greater part is made; and though, in comparison to the state of our productive power, London appears a paradise to the bondholder, loanmonger, and parasite of luxury, it can bring even these no permanent security.

I am convinced that, if the present conditions continue, the end must be catastrophic, and we shall enter on one of those uncomfortable and unnecessary periods known as history-making epochs.

There is one more point to note relative to the desperate competition we now feel. If our productive powers and energy were less, the period of suffering would be shortened; but this being so great, we die hard, since our productive energies are fighting for very existence and the preservation of independence of the power of demand. This fierce competition ensuing not only "squeezes" ourselves, but also the producers of the outside world; nor is there any profit in this endless toil, for, in spite of it, "the clock is running "down," circulation is being more and more impeded, and society is dissolving itself into its component parts, barriers erecting themselves on all sides.

To summarise my conclusions:—

1. "Tribute" payments affect the money exchanges and forcibly prevent the par of exchange being maintained.

2. When the standards of value of the countries are identical, the terms of gain and loss are confined within the limits of specie points.

3. When there are no "tributes" present, it is immaterial whether the standards of value are identical or not, or the nominal par maintained.

4. When "tributes" are present, and the standards of value are not identical, the terms of gain and loss are only confined by the supply and demand of the bills of the respective countries one upon the other; though it is immaterial whether the nominal par is maintained or not, provided only the divergence is not caused by "tribute" payments. The greater the proportion of the "tribute" payments to the total payments for the whole of the exchanges, the greater the loss to the "tributary" country—or, more correctly, to the specified persons who pay the "tribute,"—and the greater the force imparted to the various evils arising therefrom. Also, when once in motion, the proportion of the "tribute" payments to the total of the exchanges must infallibly grow greater of their own inherent power, even without extra force being added, the ultimate logical point being the extinction of mutual trade.

5. The action of the "tribute" payments will depreciate the standard of value of the "tributary" country with reference to the foreign exchanges.

6. Bills of exchange are a sort of article subject, like commodities, to the law of supply and demand.

From these flow the following results:—

1. The articles, bills in the first instance, valued on the standard of value of the "tributary" country will be obtained cheaper by the creditor country, which advantage will not be shared by the "tributary" country itself (MILL's "Principles," book iii., chap. xxi., sec. 4). When a metal, as

now in the case of silver in many instances, represents the standard of value of the "tributary," this silver will be obtained cheaper by all except the silver countries.

2. The standard of value of the creditor country will become so much dearer to the "tributaries." In the present case this is gold, and this is what the "tributary" has to pay.

3. The effect of obtaining the commodities of the "tributary" countries on these terms will be that they, or, in the final case, the first necessaries of life for which they may exchange, will be sold in the creditor country at a price at which it does not award a proper profit to produce them there. This causes loss or ruin to sections of home producers, and their loss disorganises home trade and relations, and lowers the fulcrum of our balance of price level. This accounts for our wheat, &c., prices.

4. To pay for this, and since the producer of these foreign articles must have his due, the individual payer of the "tribute" must remit a bill of exchange, representing more of the currency of his country than he would otherwise have to do; and, as also the whole of the exchanges are affected, the purchaser of English goods in that country has to do the same—*i.e.*, English manufactures for export are more costly to the "tributary" than they would otherwise be. From this then results:—

5. A prohibitive barrier against the import of English goods, and when the English producer contends against the competition ensuing, the fall in prices necessitated presses on his profits and wages which would otherwise not occur.

6. As a rider to the above—an effect on prices, whether by a rise under direct protection or bounty, or a fall due to the cause demonstrated, presses inevitably on the conditions of labour, preventing its amelioration, and also on specific capital; and no soothing syrups in the shape of charities,

legal enactments, trade combinations, or protective duties can prevent it.

The object of this Paper is as follows:—

1. To combat the theories that the fall of prices at home and impediments to commerce and exchange are in any way caused by appreciation of the cost value of gold, or the superior methods of production of our foreign competitors, or over-production, by showing that there is another present force causing these appearances.

2. That this force arises from the immense "tribute" payments due to this country (France helps it to some extent).

3. That the cry about scarcity of money is not due to any undue scarcity of the metallic base itself, but is a sign of the action of the "tributes" on the gold market and of the decay of wealth and prosperity induced by the above cause. How little dependent we are on the supply of metal!

4. That the depreciation of silver, and all or part of the depreciated paper currencies, is caused by the large balance of indebtedness over claims to gold countries from the countries using those standards, and is not a real depreciation (GOSCHEN's "Foreign Exchanges," chap. iv.).

5. That the only way to avert the impending dangers and present evils is to restore the balance of prices to a level.

I have elsewhere likened my contention to the "Waterloo campaign" of the Struggle for Free Trade. May it be as short and as successful. A financial *impasse* is the cause of unnecessary wars, of silent revolutions working through the growth of ideas culminating in bloody ones, the forcing of legal enactments (restrictions) and social changes before there is a natural demand for them. DEMOS,

like ALEXANDER, never stays to unravel, but cuts the knot. To unravel knots is the duty of the statesman, and to unravel this present one will demand a course of policy as subtle as any that has ever taxed the brains of those who aspire to preside over the destinies of their country.

Still, maintaining gold as our standard of value, the remedy for the present state of affairs is, apart from details, briefly :—

1. The issue of notes by the Bank of England to be on gold coin deposited, or on consols to any amount, at the rate of £200 in notes on £300 consols deposited.

2. The Bank of England to be entirely a bankers' bank, and to separate its private business from the central concern; also, except in the case of notes given for bullion, the minimum rate to be 4 per cent.

The Bank Charter Act of 1844 to be so far permanently suspended that, when the bullion in the vaults of the Bank falls below a stipulated amount, its notes may be legal tender even by the Bank itself, and no action on the money market

the Bank in order to increase its bullion

the enormous amount of "tribute" due, this country need have no fear of not being able to obtain gold at a price conforming to its permanent value when required.

Mr. W. WRIGHT (Fellow), in proposing a vote of thanks to Mr. HUSKINSON for his Paper, said he felt it would be impossible to compliment the author too highly on the ability he had shewn in treating a most intricate and, at the same time, a most interesting subject in so masterly a manner. It was a great source of pleasure to those elder Members of the Institution who enjoyed the personal friendship of the author's grandfather (one of the first Presidents), and also of his father, whom he was glad to see present, to find so

much promise of success exhibited by a member of a younger generation of the family.

Mr. E. Smyth (Professional Associate) said he had great pleasure in seconding the vote of thanks to Mr. Huskinson. He (Mr. Smyth) had no knowledge of the subject, but his early connection with the Institution enabled him to recognise, with Mr. Wright, the exceedingly gratifying fact that the author of the Paper was the representative of the third generation of his family who during their long connection with the Institution had contributed so largely to its success. He seconded the proposal with great confidence that it would be acceptable. The more difficult the subject, the greater was the obligation under which the Institution lay to any Member who gave his time and trouble to the preparation of a valuable Paper upon it.

Mr. R. L. Everett, M.P. (Visitor), said he was afraid he could not throw much new light on the very intricate subject dealt with in the Paper. He confessed that, ingenious as was the argument, the general effect of the Paper on his own mind was to leave it in a very nebulous condition as to the opinion of the author, and as to the remedy which he suggested as applicable to the case. The Paper was on such technical and intricate lines that perhaps his (Mr. Everett's) mind did not very clearly follow the reasoning. It had left him—no doubt from his own fault—in a state rather of confusion than of distinct perception of what the author supposed to be the root and source of our depression. He understood the object of the Paper to be to propound "A theory concerning the primary cause of the "depression in trade and agriculture," and, if he rightly followed the reasoning of the writer, "the primary cause of "the depression in trade and agriculture" was the large

amount of tribute which was due to this country. Now, at first sight, it would seem somewhat surprising that the fact of this country being the mortgagee of the world, and having interest pouring in from all sources, should be the cause of depression in trade and agriculture. In the case of an individual, one would certainly suppose that it would be the cause of increased prosperity instead of depression. The author of the Paper appeared to regard this as a new state of things—a new factor,—recently introduced, but he (Mr. Everett) was under the impression that England was the country to which other nations had been indebted on an enormous scale for generations past. Probably the indebtedness of those nations increased in a larger ratio between 1853 and 1878 than during recent years, but he understood the writer of the Paper to consider that the depression was due to the fact that tribute was now paid to us by nations on a monetary standard different from what it was formerly. No doubt that had a very material effect on our prices.

He did not quite clearly understand the way in which Mr. Huskinson suggested that the question was to be dealt with. He understood him to say that it was necessary to restore the balance of prices to a level. He wondered what was meant by restoring the balance of prices to a level. He wondered whether Mr. Huskinson meant that it was necessary to have silver and gold money passing at a common par of value.

He agreed with the general statements of the Paper, which, he thought, described the symptoms of the disease with great accuracy in some respects, and he also quite agreed with the reasoning out of some of the propositions. For instance, if sovereigns diminished there would be a fall of prices, and if sovereigns increased there would be a rise. He believed that to be a proposition accepted by all economists. He did not think there was anything more

clearly shewn than that fact—that the times of increase of money of the precious metals were times of rise in prices and general trade prosperity, and times of diminution in the quantity of money, relatively to the work it had to do, were times of depression. On that line he agreed entirely with the writer of the Paper, as also when he said that when credit contracted the condition of the labour market became deplorable. The year 1819 was the time of the return to cash payments, and between that time and 1830 there were more people out of employment and in actual misery in the country than during the high prices of the great war, or in the time of the higher prices which prevailed again after the great gold discoveries.

He agreed, too, with the writer that the different currencies or standards of gold and silver acted like a tariff—that, instead of having the convenience of only one money, one had to reckon on fluctuations taking place between two different standards. And now, since the closing of the Mints of India, there was a fresh standard in the shape of the Rupee, which introduced a third element. He agreed with the author that the present system was really a form of protection; in fact, if he understood it rightly, it was protection in the worst form, *i.e.*, instead of being a protection of certain commodities it was a protection of gold—of that which everybody wanted who entered into any bargain of trade—and by the protection of gold there had been created a divergence between gold and silver which had acted most hurtfully on the inhabitants of gold-standard countries, while it had given to the inhabitants of silver standard countries a very considerable advantage for their silver in competition.

He thought the author used a very happy expression near the end of the Paper, where he said, "I have elsewhere "likened my contention to the 'Waterloo campaign' of the

"struggle for Free Trade"; and he trusted, with him, it might be as successful.

He hoped the writer of the Paper was in favour of re-marrying the two standard metals, the divorce of which had created so much trouble and confusion in the last 20 years; for he thought Free Trade in the fullest sense would not exist until, in addition to free ports, we had free mints and our money standing on the two feet of silver and gold (as it stood in all the past history of this country and of the world down to some 20 years ago), and the two metals, always convertible at will, at the fixed ratio, the one into the other, and thus forming practically one undivided money.

He agreed with the author that the present state of things appeared to make London a paradise for loan-mongers; but, as the Paper very clearly shewed, that appearance of prosperity had something very treacherous beneath it. If gold continued to rise in value during the next few years, as in the past few, it would inevitably end in a wholesale bankruptcy, and the creditor, after reaping for a time more than he was in equity entitled to, would obtain a certain measure of punishment for—he was going to call it, his iniquity—for the unjust gains of the last few years, by finding his capital disperse, owing to the debtor being unable to pay him that to which he might be legally though not morally entitled.

He could not himself think that the mere fact of a great amount of money being owed to England was the root of our depression, but he did attribute it to the departure from the world's old standard of two metals and the establishment, distinctly and manifestly, of one metal only as the basis by which to value everything. Many other nations had adopted the same course and so greatly increased the value of gold—the value having been raised to something like 50 per cent.

more purchasing power than it possessed about 20 years ago. To these facts the depression was due.

As Lord Beaconsfield said in 1879, speaking in the House of Lords, gold appreciated every day, and, as it appreciated, the lower fell prices, and the more critical and dangerous became our condition in regard to the solvency not only of many individuals, but of whole classes and nations. Since this divorce of silver and gold it was not difficult to see that something affecting money lay at the root of all our troubles.

The divorce of the two metals occurred about 1873. In 1876 there was a Committee in the House of Lords, with Mr. Goschen presiding over it, to inquire into the depreciation of silver which had then begun distinctly to manifest itself, and they reported that what would happen to silver, in future, would depend entirely on the legislation of those nations which seemed to contemplate making a change in their standard. In 1879 there was a Royal Commission enquiring into the depression of agriculture, and a Report was issued making certain recommendations, most of which had been carried out; but the depression had not been stayed. There was another Commission on depression of trade and industry, which sat in 1886, and in the course of that Inquiry the Commissioners were so struck with the connection between the monetary changes that were made in 1873 and the difficulties that had grown up, that they paused in their work and made an interim Report, recommending that a body of experts be appointed to inquire, specifically and distinctly, into the changes of value of gold and silver, which had much to do with the existing depression. That led to the Gold and Silver Commission, which, as all knew, reported substantially to the effect that what was done in 1873 produced a great change, and that it was desirable there should be, by some means, a larger

use of the metal which had been debarred by legislation. In 1878 there was a monetary conference called, at the instance of France and the United States, to consider the change that had taken place in money. There was another monetary conference in 1881, and in 1891 or 1892 still another—the Brussels Conference.

Since then there was the India Currency Commission, and, still more recently, the closing of the mints in India. Then there had been another Royal Commission to inquire into the depression of agriculture, and, he might say, without divulging any secrets, that the evidence laid before the Commission within the last few weeks had been such as he believed produced a very powerful impression on the minds of all its members. They could not but feel that these monetary changes were very largely connected with the long continuous and very great fall in prices which was the real root of the depression now existing in agriculture. It appeared to him that the simple fact of the great increase in the value of gold which had been brought about by modern legislation —the enormously increased demand for it—practically explained the phenomenon of the depression which existed now, and the only remedy, to his mind, was to try and remarry the two precious metals as they were before modern legislation divorced them one from the other.

Mr. J. Barr Robertson (Visitor) said it was rather late to criticise in detail a Paper which bristled with controversial points. However, he would refer to the passage where algebraic terms were used in the statement of the case. He should have preferred simple figures, as he thought it would have been clearer to the audience. However, he would quote the following:—"But now B "owes A 40 *b*, whilst A owes B only 20 *b*; what, in this "case, is the relation, *i.e.*, the price, of *s* in A's market;

" for through the two countries not using an identical " standard of value, the machinery for preventing loss to B " is absent, and the limit of loss is entirely subject to the " action of the law of supply and demand, namely, the " supply of bills on one another alone—and now, under this " law, 40 *b* issued by B is equal to only 20 *b* issued by A." Now, he would put that into millions. The point that Mr. Huskinson was making was this. He assumed that country A was exporting to the value of 20 millions sterling to country B, and was importing from country B 20 millions sterling. He further assumed that country B, by some process of extension of railways, or in some other way, incurred an annual debt, payable to A, to the extent of 20 millions sterling. The consequence was that country B had to pay to country A 40 millions sterling. He did not know whether that was perfectly intelligible, and he would state it again, for, to his mind, it was the *crux* of Mr. Huskinson's whole Paper. Between two countries A and B it was assumed there was a trade of 20 millions sterling to one country, balanced by 20 millions coming back from the other country. Then, country B came under an obligation to pay 20 millions sterling a year in addition to the 20 millions in the way of what Mr. Huskinson called mutual trade. The result was that country B had to send to country A 40 millions sterling, while country A only sent 20 millions sterling. Now, Mr. Huskinson stated that, in those circumstances, the value of the 20 millions must be the same as the value of the 40 millions.

The question therefore, in his opinion, was not settled by the 20 millions of country A balancing the 40 millions of country B, as, if that were the case, country B would not be paying any portion of its debt to country A. The 20 millions from B only balanced the 20 millions of mutual trade with A, and then the second 20 millions paid the debt

to A of that amount. Therefore Mr. HUSKINSON's view that the rate of exchange for the 40 millions fell to one-half, so that 40 millions was only worth 20 millions, was a complete fallacy. India sent 16 or 18 millions sterling more than it received, because it had that amount to pay in London, and it could only be paid by the surplus export of merchandise or securities to that amount. The figures of the surplus of exports from India over imports, for a long period of years, placed the facts beyond the possibility of a doubt.

Now, take the closing of the Mints in June last. At that time the Council Bills drawn in the year before were a little over 16 millions sterling. Last year there ought to have been over 18 millions sterling. In the meantime, on June 26th, the Indian Government closed the Mints, and reduced very greatly the sales of Council Bills, because the market rate for them was much less than the price the Government wanted. The consequence was that, whereas before that time, India had been sending a very large amount of surplus exports, these were soon stopped, and before long India imported more than it exported. The policy of withholding Council Bills, however, proved a failure, and in January last the Government began offering Council Bills at the market rate, and now again India had an excess of exports. The point was that India was under financial obligations causing it to export more than it imported, and it would continue to export more so long as these obligations continued, without any imports passing into India to balance the amount. The fact was that India had received certain benefits in railways and services, from British and other officials and capitalists, and it was simply paying us the proceeds of the railway revenues and of other benefits it had received, and paying pensions which had accumulated by deductions from salaries, and these amounts were handed over to us here in England, but we sent nothing against these,

simply because India owed us this money, and, if the trade always balanced, according to Mr. Huskinson's theory, there would be no payment of this debt. The way in which India did pay this debt was by exporting more than it imported, and then the surplus of exports paid the debt.

The excess of imports into this country over exports amounts to about 120 millions sterling per annum. Now that was a definite figure, and shewed that, instead of our trade balancing according to Mr. Huskinson's theory, we received 120 millions more than we sent out. He called that a tributary condition, but it was really not tribute at all, seeing that we had given abundance of value and rendered abundance of service for the money. We were the capitalists of the world, and, having given value, we received 120 millions, and, if we were to receive it, we must take it without giving anything. If we sent goods in return for the amount, we should get nothing of the 120 millions due to us. In order to receive the 120 millions owed to us by various countries in the world, they must send us a surplus of imports in excess of what we exported, in order that we might receive payment of our debt, and, if they did not send us this surplus independently of mutual trade, there would be a balance of 120 millions sterling due to us that we did not receive. But as we did receive 120 millions of surplus, the debts due to us from abroad were paid, while under Mr. Huskinson's theory they could not be paid at all, as there could be no surplus imported into this country if the value of exports and of imports always balanced. What Mr. Huskinson said was true to a very limited extent; he quoted from Mr. Goschen that it was a question of supply and demand in regard to Bills. Supposing that for a number of years the Council Bills drawn in London on India had been 15 millions sterling. The banks expected that every week a certain quantity of Council Bills would be sold; but if the

Indian Government went to war, or some other emergency occurred, and, in consequence, it became necessary to draw 18 millions sterling of Council Bills, what was the result? Why, that the Bank of England advertised every week 20 per cent. more of Council Bills than it was in the habit of doing before. The result was that the market was unprepared for the additional 20 per cent. beyond the normal supply, and, naturally, the rate of exchange fell a little. If they pressed those Bills (and they must do so), that must tend to lower the rate, but that was only temporary, because a time came when the exports began to flow to correspond, not to the 15 millions as formerly, but to the 18 millions. Thus the supply of and demand for Bills were soon again in equilibrium, simply because the trade had time to accommodate itself to the new conditions. Thus, when more than 15 millions began to be offered, the greater supply of Bills lowered the rate, but when this went on week by week and Council Bills were pressed on the market, naturally, trade conditions responded to the supply of 18 millions, and the rate of exchange became normal again. Take the American trade, and the same thing applied in buying or selling securities in America. If we sold securities we must send them over and they must send us back produce; if securities were not wanted in return, and if Bills were in great demand to remit to London, the rate of exchange would fall until the pressure of Bills ceased. Consequently 20 or 25 per cent. more Bills could not be pressed on any market in the world without our having for the time to take a rather lower rate, and this was the temporary disturbance of which Mr. Huskinson made so much. Between this country and the United States, naturally, there were bullion points, and these confined the rise or fall in the rate of exchange within very narrow limits.

Referring to the case of India (before the Mints were

closed) and other silver countries, such as China, Japan, the Straits, Mexico, Peru, &c., it must be understood that all these countries had the same level of prices of commodities just as the gold money countries had the same level, but, according to Mr. Huskinson's theory, if one of these countries increased its debt to the gold countries very largely, the silver exchanges would fall very greatly, and thus the level of prices in all the silver countries would be materially changed. But this was not found to be the case in actual practice. There might be a slight temporary change in one country owing to the fact that the necessity for increased exports in the silver country might, for the time, have dislocated normal business. But there could not be any permanent change in prices or in the exchanges in Mexico, Peru, China, Japan and all silver countries, merely because India had incurred additional obligations, and his view was that Mr. Huskinson's theory was not tenable at all. As to the 33 per cent. of fall which Mr. Huskinson spoke about, all that John Stuart Mill or any of the economic writers could have meant was this: if there is a sudden increase of bills, then the supply is greater than the demand, and the rate of exchange will fall to a slight extent until the market shall have time to accommodate itself to the increased supply of bills. There had been very little borrowing in our market for many years, and since the present depression set in this country cannot be said to have been receiving increased remittances due to the carrying out of new foreign loans. There were no extraordinary loans or debts being incurred, and so there was no great increase of indebtedness to produce any marked addition to the bills offering in the silver countries, and thus to cause the exchanges to fall so enormously as they had done.

In his opinion the cause of the entire difficulty was that the demonetisation of silver had led to a scarcity of money

in the gold countries, and that in this country successive Governments had, unfortunately, stood out against a bimetallic policy. What was the result?—that to-day we had lower prices for our commodities than at any time during the present century.

During the last 20 years, silver prices of commodities in India had been comparatively stationary, whereas the average prices of commodities in London were 35 per cent. lower than they were 20 or 25 years ago. The real explanation was that in any country there was a certain quantity of commodities and services on the one hand to be exchanged by means of actual money, and a certain quantity of money on the other hand being offered for these commodities and services. If the quantity of commodities to be exchanged for money be increased without increasing the quantity of money, the exchanges could only be effected at lower prices. To his mind that was the *crux* of the whole question. People said there was plenty of gold in the Bank of England. So there was, but, unfortunately, nobody could get it; it was locked up. He might explain that, in the period from 1878 to 1887, this country, which in the previous 20 years had imported about 4 millions sterling of gold per annum, imported no gold whatever for those ten years. In the period from 1873, Germany accumulated 85 millions sterling of gold, and the United States 100 millions. Holland, Italy, Sweden, and Norway also accumulated gold, and Mr. Goschen estimated, as far back as 1883, that the extraordinary demand for gold up till that time was over 200 millions sterling. His (Mr. Robertson's) contention was that there had been no new gold produced to supply that increased demand for 200 millions, and the consequence was that we had not got the gold to keep up the former level of prices, and so we have had to submit to a level about 35 per cent. lower than that of 20 years ago. We must remember, too, that we required new gold for expand-

ing populations and for new countries that were being opened up in different parts of the world. The point, therefore, was that there had been enormous new demands for gold, and, if the level of prices of 20 years ago had to be maintained, we ought to have had an enormously increased supply of gold. But we did not receive any corresponding addition to our supplies of gold, and thus we were unable to maintain the former level of prices, and so had to submit to a gradual fall in prices that now amounted to about 35 per cent.

Of course, there were many controversial points which were rather complicated to go into at that hour, and he would simply pass on to the end. From 1850 to 1870 we had exactly the condition that Mr. Huskinson had depicted, *i.e.*, we had the world borrowing from us; we had rapidly increasing debts of foreign gold countries and silver countries, and yet had a steady rise in prices up to at least 1873. So that, during the period from 1852 to 1873, the principle that Mr. Huskinson insisted upon was in full force, and yet we had a rise in prices continuously during the whole period. Now, there was no borrowing at all. We did not have in the last few years these disturbing elements in trade and in the exchanges to any material extent, and yet had the lowest average prices of the century.

The last point he would touch upon was a paragraph at the end of the Paper, where the author said, "The "only way to avert the impending dangers and present "evils is to restore the balance of prices to a level." He quite agreed that that was the sole question. If one could restore the former level of prices, then the difficulty would be met, and the present depression of trade and industry would vanish. But the question was, how was this to be brought about? Perhaps Mr. Huskinson had not the time to give to this point, but he quoted some one as saying that purchasers make prices. So they did. If no one was prepared

to buy, one could not have prices; but there were 1,500 millions of people in the world ready to buy and sell, so that we need not be afraid that there would be no purchasers. They must live and they must clothe themselves, but the point was this—that, if we had not sufficient money to sell and buy on one level of prices, we must go down and effect exchanges on a lower level. For example, if a certain quantity of commodities was being exchanged for, say, 100 millions of money, that would give a certain range of prices for all leading articles. To put the argument pointedly, if one reduced the quantity of money to 50 millions, the question he would ask was, how could one have the prices that had been current with 100 millions of money to exchange against commodities and services when 50 millions were withdrawn and only 50 millions left in circulation to perform the same work? His argument was that the sellers of goods must take half price for every single article, or goods could not be sold, simply because the money was not there to pay the former prices, and, where there were only £5 available where formerly there were £10, the seller could not get more than £5 for the goods, because the buyer and all buyers had only £5 where formerly they had £10. A certain amount of money was in circulation in the British Islands, and it was being exchanged for a certain quantity of commodities and services, and if the amount of money were reduced, or the quantity of commodities requiring to be exchanged for actual money increased, then average prices could not fail to fall. His contention was that the quantity of money was so materially reduced during the ten years from 1878 to 1887 in which we received no gold at all, while we were consuming our stock very largely in the arts, that the chief cause of all these troubles, due solely to low prices, was that our stock of gold had been for many years in gradual process of being reduced, and with increasing population and increased trade we had had to submit to

lower and lower average prices until the fall was reckoned at 35 per cent. For this state of things the only remedy that had as yet presented itself was the remonetisation of silver, thus restoring in the leading countries of the world the former joint standard of gold and silver.

Mr. W. L. Huskinson (Fellow) said he felt reluctant to occupy the time of the Meeting, but it struck him that there was this common ground on which all would agree: that the monetary question was at the bottom of the whole difficulty, and that feeling was, he felt assured, growing in the country, where the state of matters was going from bad to worse. Land was going down to grass, and labour was being driven into the towns. In the Midland Counties, more especially, the feeling was that financial arrangements were at the bottom of the whole business. This feeling was, he thought, expressed by the author of the Paper, as well as by Mr. Everett and Mr. Barr Robertson.

He (Mr. Huskinson) was not a bimetallist, or a monometallist, nor was he especially in favour of a paper currency, but he would be very glad if either of these systems, or the three together, would have the effect of bringing money back to the land. He was asked, when giving evidence before the Royal Commission, what remedy he would suggest for the present depression, and he said that unless the general level of prices could be raised it was no use to discuss any other remedy, and that was, he thought, the general feeling in the country.

Which was the cause and which the effect he would not venture to decide, but it was a fact that the present difficulties began simultaneously with the monetary changes of 1875, and had gone on increasing to such an extent that, at present, he could see no end to them.

Mr. T. W. Huskinson, in reply, said that it had been

argued against him, in the course of the discussion, that there had been a very large balance of tribute payments due to this country for a generation past, and that this was no new factor. This he did not deny. In 1840 he believed our exports were about 40 or 50 millions in excess of imports; but by 1850 or 1854 large foreign investments had been made, and the balances due to ourselves in the form of interest were considerable, and then there was about 40 millions excess of imports over exports. So that at that time our annual income from foreign investments might be reckoned at about 40 or 50 millions. In 1874 it was about 100, or at least 80, millions. At the present moment it was about 130 millions.

But it should be remembered that, previous to 1874, France, which was a country probably as rich as ourselves, had also a great amount of "tributes." He had not the figures of what France had then, but even now there were about 40 millions of tribute due to her. He had been told by a banker that she had not increased her foreign investments—in fact, that they had been diminishing since the war. France happened to be before that time a bimetallic country, and therefore there was as much due to the silver standard as to the gold. These were then held in equilibrium, and the strain on the supply of either being equal the effect was neutralised; but after 1874 the whole amount of tribute payment, both what was due to ourselves and what was due to France, became due in gold. Thus, since these two countries were the two creditor countries of the world, there was nothing left to preserve an equal strain on the market supply of the two metals. He thought this answered one of Mr. EVERETT's questions—that a large amount of the tribute due to France previous to 1874 was due to the silver standard, which neutralised the effect of a strain on the immediate supply of gold in the market from "tribute" payments due from countries not using the

gold standard to one, namely, ourselves, which used the gold standard. After 1874 France became a gold country.

With regard to the equation that he had given, he felt he must still adhere to it, and he thought it was a terse summing up of GOSCHEN's and MILL's conclusions. He saw in the "Investment Review" a critique of a new edition of Mr. GOSCHEN's "Foreign Exchanges," in which there was found the same fault as he (Mr. HUSKINSON) found. It was too short. It needed the short summary that JEVONS gave —"that bills of exchange were a sort of article subject to "the law of supply and demand"; which would have made it clearer to the outside world. At present it almost required a man intimately conversant with Stock Exchange matters to understand it. The statement he had quoted in his Paper from MILL, "that a country which makes regular "payments to foreign countries, besides losing what it pays, "loses also something more by the less advantageous terms "on which it is forced to exchange its productions for foreign "commodities," was simply the law of supply and demand as applied to International Trade. And MILL gave the result in his "Equation of International Demand," for when a country sends goods to us in exchange for goods, she is trading on equal terms whether the standards of value differ or not, or the established par is maintained or not, but when she owes us a remittance she may double the quantity of the same goods. But doubling the quantity does not mean that one gets double the money; since at the former price there is excess of supply over demand, and price has to be lowered to meet or create a demand, then more goods have to be brought in until the "tributary" country gets a quittance of its debt. Bills of exchange, of course, were not currency; but one bought them in one's own currency, and they were only convertible into the currency of the country that issued them. The reason why the general range of prices was not affected in tribute countries, was that specified people paid

the amounts—the mortagors or individual borrowers and the purchasers of the creditor country's goods, who had to remit more money than they would otherwise have to do. These alone bore the loss in the creditor country; the general "consumer" gained, though as a "producer" he would probably be ruined.

When tributary countries not using our standard offered such high premiums for gold, naturally the prices were raised in our market to prevent their getting our supply, and it affected the price of gold in our market, *i.e.*, there was an appreciation in the price of gold, and thus not another extra sovereign was required in use; but the price of gold in the market was dependent on conditions, and might be a very different thing from the permanent value of gold.

In his "Regulation of the Currency," MILL, had, he thought, a very good article about this. He maintained that only when the gold market was easy did the price of gold conform to the permanent value of gold. When the price of gold conformed to its permanent value, then the general range of prices of commodities conformed to the permanent value of the standard, and labour and enterprise obtained their reward; for, after all, a certain amount of exertion, a certain expenditure of our saved labour (*i.e.*, capital), was our limit of value, and it was expressed in gold because gold was the one natural product that best expressed it.

Unfortunately, through certain clauses of the Bank Charter Act, and our currency policy since 1820, our general range of prices of commodities was tied to the price of gold, and thus not necessarily to its permanent value. And it just depended on the conditions that acted on the price of gold in the market whether our commercial system would enjoy prosperity or be racked to death or ruin.

The vote of thanks having been put and carried unanimously, the Meeting then adjourned.

THE ANNUAL GENERAL MEETING,

Monday, May 28th, 1894.

Charles John Shoppee (President) in the Chair.

The Report of the Scrutineers, appointed at the Ordinary General Meeting of Monday, April 30th, 1894, under the provisions of Article XLII. of the Amended By-Laws, was read to the Meeting.

The Report declared that the following had been elected a

COUNCIL FOR THE ENSUING YEAR.

President.

THOMAS CHATFEILD CLARKE

Vice-Presidents.

DANIEL WATNEY	CHRISTOPHER OAKLEY
ALEXANDER MILNE DUNLOP	ROBERT VIGERS

Members of Council.

THOMAS MILLER RICKMAN	FRED. THOS. GALSWORTHY
ROBERT GEORGE CLUTTON	ALBERT BUCK
JOHN SHAW	HERBERT THOMAS STEWARD
ARTHUR GARRARD	CHARLES BIDWELL
JOHN CROSS	RICHARD HORSFALL
JOHN F. L. ROLLESTON	WILLIAM WRIGHT
ARTHUR VERNON	GEORGE LANGRIDGE
HENRY DREW	DANIEL CUBITT NICHOLS

Professional Associates of Council.

EDWARD SMYTH

JOSEPH HENRY SABIN

Associates of Council.

SIR RICHARD EVERARD WEBSTER, K.C.M.G., Q.C., M.P.

JOHN WOLFE BARRY

The Report of the Council on the state of the Institution and the Statement of Receipts and Expenditure for the year 1893 were read.

It was Resolved—"That the Report of the Council and the Balance Sheet be received and approved, and be printed and circulated with the 'Transactions.'"

It was Resolved—"That the thanks of the Institution be given to Messrs. H. C. Newmarch and G. Cadell for the efficient performance of their duties as Auditors, and that they be requested to continue their services for the ensuing year."

It was Resolved—"That the thanks of the Institution are due, and be given to the President, the Vice-Presidents, and the other Members and Associates of Council, for the able manner in which they have administered the affairs of the Institution."

It was Resolved—"That the thanks of the Institution be given to Mr. John Wornham Penfold (the Honorary Secretary), to Mr. Julian C. Rogers (the Secretary), and the other Officers of the Institution, for the able manner in which they have executed their several duties."

The President presented the following Prizes won by Candidates in the Professional Examinations, 1894:—

THE INSTITUTION PRIZE OF THE VALUE OF £15 15*s.*

To William Jarmain, placed first in the Students' Proficiency Examination, 1894.

THE SPECIAL PRIZE OF THE VALUE OF £10 10*s.*

To George John Robertson Harrison, placed second in the Students' Proficiency Examination, 1894.

THE CRAWTER PRIZE OF THE VALUE OF £10,

for the best work in the subject of "Valuations" in connection with the Fellowship Examinations, 1894, and

THE PENFOLD GOLD MEDAL

for the highest number of marks (over 75 % of the maximum) in the Fellowship Examination, 1894.

To Edward John Partridge.

THE DRIVER PRIZE OF THE VALUE OF £15 15*s.*,

for the highest number of marks in the Examination (1894) for Non-Student Candidates for the Class of Professional Associates, and

THE PENFOLD SILVER MEDAL

for the highest percentage of marks (over 75 % of the respective maxima) in the Two Divisions of the Associateship Examination, 1894.

To John Dronsfield Whittaker.

A CONSOLATION PRIZE OF THE VALUE OF £5 5*s.*

(Given by Mr. C. J. Shoppee.)

To Theodore Gervase Chambers, placed second in the Examination (1894) for Non-Students for the Class of Professional Associates.

It was Resolved—"That the thanks of the Meeting be given to Messrs. A. B. Brown, A. Roods, and F. Swain (Fellows), and H. T. Chalcraft and F. Melrose (Professional Associates), for their services as Scrutineers."

A vote of thanks to The President for his conduct in the Chair was passed unanimously.

THE TWENTY-SIXTH

ANNUAL REPORT OF THE COUNCIL.

Annual General Meeting, May 28th, 1894.

On previous occasions the Council have generally had to chronicle the opening up of some fresh field of activity. The present year has been devoted almost exclusively to the work of consolidation, and, consequently, the administrative review, which has been a mere feature of former reports, will be the staple of the present one.

There will be found ample evidence in this Report that the Institution continues to prosper in every respect, and that there has been no slackening in the efforts of the Council to develop its usefulness.

It will, perhaps, be convenient, for purposes of comparison, to deal with the various subjects, so far as they are identical, in the order adopted in previous reports.

The following table shews the present number of all classes on the Roll, as compared with the numbers at the corresponding period last year:—

TABLE A.

	Honorary Members.	Fellows.	Professional Associates.	Associates.	Students.	Total.
May 1894	14	1,626	381	84	204	2,309
May 1893	13	1,629	353	93	181	2,269
	+1	−3	+28	−9	+23	+40

By the above table it will be seen that during the year there has been an increase of 1 in the number of Honorary Members, of 28 in that of Professional Associates, and of 23 in the class of Students. On the other hand, there has been a decrease, by death, and from other causes, of 3 in the number of Fellows and of 9 in the number of Ordinary Associates, with the result of a net increase during the year of 40, as compared with a net increase of one only during the previous year.

Two new Honorary Members have been elected during the year—His Honour Judge LUMLEY SMITH, Q.C., who served for some years on the Council, and Mr. FRANCIS VIGERS, one of the Founder Members and a Vice-President of the Institution. There has been, on the other hand, a loss of 1 in this class by the death of Mr. GEORGE CULLEY, C.B.

The net diminution of 3 in the number of Fellows is accounted for by 14 deaths, and 17 cessers of Membership, against which must be set 20 transfers from the class of Professional Associates, 2 elections direct to the Fellowship, and 6 elections of Colonial Fellows under the system described in last year's Report.

The class of Professional Associates has been increased by 57 elections, leaving, after deducting 2 losses by death,

20 transfers to the class of Fellows, and 7 cessers of Membership from various causes, a net increase of 28.

The decrease of 9 in the number of Ordinary Associates has resulted from the election of one Associate to the class of Honorary Members, 2 deaths, and 7 cessers of Membership, while one new Associate has been elected during the year.

From various causes it has been found necessary during the year to remove from the list of Members 14 names of Fellows, Professional Associates, and Associates, who are included among the "cessers of Membership" referred to in the foregoing paragraphs.

The Council regret to state that they have been compelled during the year to use the disciplinary powers conferred on them by By-Law 18, by declaring the rights of 2 Fellows suspended for a period of 12 months, for conduct which has been considered unworthy of Members of the Institution.

The steady increase in the number of Students is particularly gratifying, as shewing the growing tendency on the part of the younger members of the profession to connect themselves with the Institution at the outset of their professional career.

During the year the Institution has lost, by death, 21 Members, among whom may be particularly mentioned Mr. George Culley, C.B., one of Her Majesty's Commissioners of Woods and Forests, Mr. Charles F. Adams, who was not only the *doyen* of the Members, being the first to sign the register, but who also served for some years on the Council of the Institution, and was held in most cordial esteem by the whole profession. The Institution has also lost Colonel Haywood, the Engineer to the Commissioners of Sewers of the City of London, Mr. C. J. Neale, and Mr. G. Westbury, three of its earliest and most respected

Members, and two eminent Associates in the persons of Mr. W. Potter, Q.C., and Mr. H. C. Saunders, Q.C.

The following table shews the increase of Membership, year by year, since the foundation of the Institution in 1868:—

Table B.

	Members (or "Fellows" after 1881).	Associates.		Students.	Total.
		Professional.	Ordinary.		
May 1869 ...	162		38	2	202
,, 1870 ...	180		59	2	241
,, 1871 ...	190		65	2	259
,, 1872 ...	205		67	4	276
,, 1873 ...	225		74	5	304
,, 1874 ...	247		89	6	332
,, 1875 ...	275		101	11	387
,, 1876 ..	300		119	8	427
,, 1877 ...	310		133	11	454
,, 1878 ...	312		134	8	454
,, 1879 ...	330		146	10	486
,, 1880 ...	342		155	10	507
,, ¶*1881 ...	357		164	14	535
,, 1882 ...	480		235	7	722
,, 1883 ...	557	218	74	38	887
,, †1884 ...	666	307	80	58	1121
,, 1885 ...	703	317	86	86	1192
,, 1886 ...	716	316	84	80	1196
,, 1887 ...	741	339	89	108	1277
,, 1888 ...	798	333	90	102	1323
,, 1889 ...	910	334	89	110	1443
,, 1890 ...	1095	310	89	123	1617
,, ‡1891 ...	1374	336	96	140	1946
,, 1892 ...	1646	342	97	172	2268
,, 1893 ...	1629	353	93	181	2269
,, 1894 ...	1626	381	84	204	2309

* After August 1881 "Members" were designated "Fellows," and in 1883 "Associates" were divided into "Ordinary" and "Professional" Associates.

† The Compulsory Examination for Professional Associates came into operation in 1884.

‡ The Compulsory Examination for all classes of Professional Members came into operation in August 1891.

¶ The Charter was obtained on August 26th, 1881.

During the 26 years of the Institution's existence there have been elected 2,644 Members (besides Students, who are not included in the total membership given above). The loss from death and cesser of membership has been, during the same period, 539.

Finance.

Fellows' subscriptions shew, in round figures, an apparent increase of £633 as compared with the year 1892, but it should be explained that the figures for 1892 were adversely affected by the number of subscriptions paid by new Members in 1891 in advance for that year, which, of course, disturbs the comparison.

The Associates' and Students' subscriptions represent, practically, the same amount as last year.

There has been a noticeable increase in the sum received for the hire of Arbitration Rooms; £498 in 1893, as compared with £327 in 1892. There is an increase of £56 in the amount of dividends received, accounted for by additional investments during the year.

The total increase of revenue under the heads above enumerated amounts to £872, or, deducting subscriptions paid in 1891 for 1892 (above referred to), a net increase of £53 in the revenue actually ascribable to the year 1893 as compared with 1892.

Expenditure.—Comparing the same items of ordinary current expenditure in 1892 and 1893, it will be found that they shew a decrease of £45 11*s.* 10*d.*, principally arising from economies effected in the cost of printing.

The cost of the Examinations requires a word of ex-

planation. The gross amount expended under this head in 1892 (omitting prizes) was £435 0*s.* 8*d.*, while the gross expenditure in 1893 was £479 6*s.* 6*d.*, an increase of £44 5*s.* 10*d.*, equal to about 10 per cent., as compared with an increase of 19·2 per cent. in the number of Candidates.

The "Transactions" have cost (net) £527 18*s.* 8*d.*, as compared with £514 7*s.* in 1892, an increase of £13 11*s.* 8*d.* only, while the expenditure on the "Professional Notes" shews a net diminution of £33 4*s.* 1*d.*

The amount of the donations to the Library is proportional, speaking generally, to the number of new Members elected during the year, and has naturally diminished with the slower influx of Members since the introduction of the Compulsory Examinations.

The following is a summary of the Balance Sheet for the year ending December 31st, 1893 :—

TABLE C. SUMMARY.

RECEIPTS.	£	*s.*	*d.*	EXPENDITURE.	£	*s.*	*d.*
Revenue Balance in hand, January 1st, 1893 ...	233	15	3	Total Payments out of Revenue, Current Expenses	4,465	9	4
Capital Balance in hand, January 1st, 1893 ...	291	8	1	Purchase of Stock	2,567	16	10
Total Revenue	6,437	2	6	Examinations	107	11	4
Entrance Fees	249	18	0	Furniture and Fittings ...	10	0	0
Interest	639	6	10	Re-transferred to Library...	800	0	0
Penfold Gift	500	0	0	Capital Balance in hand, December 31st, 1893 ...	248	7	3
				Revenue Balance in hand, December 31st, 1893 ...	152	5	11
	£8,351	10	8		£8,351	10	8

The receipts and expenditure for the current year up to May 28th, 1894—the date of this Report—may be briefly summarised as follows :—

Table D.

Receipts.	£	s.	d.	Expenditure.	£	s.	d.
Revenue Balance in hand, January 1st, 1894 ...	152	5	11	Payments out of Revenue Current Expenses ...	2,462	1	9
Capital Balance in hand, January 1st, 1894 ...	248	7	3	Examinations	365	14	11
Total Revenue	5,558	12	4	Placed on Deposit	1,500	0	0
Entrance Fees	75	12	0	Purchase of Stock	1090	1	0
Interest on Capital Account	15	0	5	Revenue Balance in hand, May 28th, 1894	293	0	7
				Capital Balance in hand, May 28th, 1894	338	19	8
	£6,049	17	11		£6,049	17	11

The liabilities at the present time do not exceed £150.

Since the commencement of the current year an addition has been made to the Corporation Investments by the purchase of £1,000 India 3½ per Cent. Stock on Revenue Account, making the total investments, at the present date, as follows:—£3,545 4*s.* 9*d.* 2¾ per Cent. Consols, £1,545 Great Eastern Railway 4 per Cent. Debenture Stock, £1,505 London and North Western Railway 4 per Cent. Debenture Stock, and £7,400 India 3½ per Cent. Stock, on Revenue Account; £1,558 12*s.* 10*d.* 2¾ per Cent. Consols on Library Account; £9,030 7*s.* 11*d.* New 2½ per Cent. on Capital Account; £254 North British Railway Preference Stock on account of the Crawter Bequest; £190 Midland Railway 3 per Cent. Debenture Stock on account of the Beadel Bequest; and £503 1*s.* 11*d.* India 3 per Cents. on account of the Penfold Gift. These Investments, estimated at current prices, represent a sum of £27,358 2*s.* 6*d.*

Examinations.

The following table shews the number of Candidates who have entered for, and the number who have passed, the Preliminary and Professional Examinations since their establishment under the Charter in 1881:—

Table E.

Years.	Preliminary Examinations.			Professional Examinations.		
	Candidates.	Passed.	Percentage.	Candidates.	Passed.	Percentage.
1881	13	6	46·15	2	1	50·00
1882	30	17	56·66	—	—	—
1883	44	22	50·00	25	22	88·00
1884	51	30	58·82	36	23	63·89
1885	46	37	80·43	43	31	72·09
1886	46	34	78·26	56	38	67·85
1887	53	39	73·58	58	45	77·59
1888	48	39	81·25	73	52	71·23
1889	51	41	80·39	71	51	71·83
1890	53	44	83·01	96	70	72·91
1891	76	60	78·94	92	68	73·91
1892	83	64	77·10	125	93	74·40
1893	77	57	74·00	149	100	67·11
1894	97	66	68·00	182	129	70.87
Totals	768	556	71·87	1008	723*	71·72

* In order to ascertain the exact number of persons who have passed the Professional Examinations, as distinct from the number of such Examinations which have been passed, it is necessary to deduct from the above total (723) those Candidates (188) who passed the Fellowship Examination after having passed the Professional Associateship Examination. This shews the actual number of persons who have passed one or both of the Professional Examinations to be 535.

As shewn above, the total number of Candidates who this year presented themselves for the Professional Examinations was 182, an increase of 33 over the numbers of last year. Of these, 56 per cent. were from the Provinces and 44 per cent. from the London District.

The Candidates in Divisions II., III., IV., and V., into which the Professional Examinations are divided, together gained an aggregate of 116,905 marks out of a possible total of 198,100, or 59·00 per cent. of the maximum obtainable, last year's percentage being 58·14. The 128 successful Candidates obtained of these marks 89,971, or 66·38 per cent. of their maximum, and the unsuccessful Candidates 26,934 marks, or only 42·86 per cent. of their possible marks.

In Division II. the 45 Student Candidates for the Professional Associateship obtained, in the aggregate, 25,325 marks, or 61·76 per cent. of a possible 41,000; their pass marks being 50 per cent. In Division III. the 78 Non-Student Candidates for the Professional Associateship obtained in all 55,795 marks, or 59·75 per cent. of the maximum of 93,600, their pass marks being 58 per cent.

Of the Candidates for the Fellowship, the 50 Candidates in Division IV. obtained 27,926 marks, or 55·85 per cent. of the maximum of 50,000, their pass marks being 50 per cent.

The 9 Candidates in Division V. for the Direct Fellowship obtained an aggregate of 7,859 marks, or 58·21 per cent. of the maximum of 13,500; their pass marks being 60 per cent.

Under the three Sub-Divisions in each Division, viz., "Land Agency," "Valuation," and "Building," the 54 "Land Agency" Candidates gained, as a whole, 34,015 marks out of 59,300, or 57·36 per cent. The 90 "Valuation" Candidates obtained 56,128 marks out of 95,200, or 59·06 per cent., while to the 38 "Building" Candidates 26,662 marks were awarded, out of 43,600, or 61·15 per cent.

The "Institution" Prize of the value of 15 guineas was this year awarded to a Student in the Valuation Sub-Division of Division II., who obtained 784 marks out of a possible 1,000; and the "Special" Prize of the value of 10 guineas was also gained by a Valuation Candidate in the same Division with 762 marks out of 1,000.

The "Driver" Prize of £15 for Examinees in Division III. was gained by a Land Agency Candidate (a Non-Student) with 1,008 marks out of a possible 1,200; this Candidate also taking the Penfold Silver Medal for the highest percentage of marks in the Associateship Examination.

The "Crawter" Prize of £10 for Candidates in Division IV. was awarded to a Building Candidate, who obtained the maximum marks in the subject "Principles "and Practice of Valuation," to which this Prize was again appropriated. To this Candidate was also awarded the Penfold Gold Medal for the highest aggregate of marks in the Fellowship Examination in Division IV., he having obtained 801 marks out of a possible maximum of 1,000.

In the Opening Address at the commencement of last Session, The President referred to Mr. Penfold's gift of £500 for the endowment of Prizes in connection with the Examinations. Mr. Penfold having asked the Council to determine the precise application of the money, they decided to invest it, and, for the present, to employ the income in providing a Gold Medal, to be known as the "Penfold Gold Medal," to be awarded to the Candidate obtaining the highest number of marks (over 75 per cent. of the maximum) in the Fellowship Examination in Division IV.; and a Silver Medal to the Candidate obtaining the highest percentage of marks over 75 per cent. of the respective maxima in the two Divisions of the Professional Associateship Examination.

Several designs for these Medals were submitted to the Council, who have selected one bearing on the obverse the head of Mr. John Clutton, the honoured first President of the Institution, and on the reverse the arms of the donor.

No award has yet been made in respect of the interest on the investment of Mr. Beadel's bequest, which is being allowed to accumulate until it reaches a sufficient amount for the purposes of a prize.

Once more the Council have to express their sense of obligation to the Members who have again devoted so much

time and labour to the exacting duties of Honorary Examiners. The following are the gentlemen who have, this year, done the Institution this valuable service:—Mr. F. A. Philbrick, Q.C., Mr. E. J. Castle, Q.C., Mr. T. W. Wheeler, Q.C., Mr. J. W. Willis Bund, and Mr. H. A. Rigg, in the various legal subjects; and, in the other subjects, Mr. G. J. Brown, Mr. T. A. Dickson, Mr. W. Eve, Mr. E. B. I'Anson, Mr. T. Jones, Mr. C. J. Mann, Mr. G. Murray, Mr. E. E. Pinches, Mr. A. L. Ryde, Mr. A. R. Stenning, and Mr. Penfold.

It is also desired by the Council, as a whole, to acknowledge the valuable services, as Honorary Examiners, of their colleagues, Mr. C. Oakley, Mr. T. M. Rickman, Mr. J. Shaw, Mr. E. Smyth, Mr. H. T. Steward, Mr. A. Vernon, and Mr. D. Watney.

At the Branch Preliminary Examination, held at Manchester on January 24th and 25th, 18 Candidates presented themselves, of whom 13 qualified for enrolment as Students. This Examination was conducted most successfully by the Honorary Local Moderators, Messrs. H. S. Batey, J. Bertwistle, E. J. Bridgford, and J. Holden, whose kind services the Council desire to hereby acknowledge.

To Lord Jersey, one of the Honorary Members of the Institution, the warmest thanks of the Council are due for the exceptional facilities placed at their disposal in connection with the Outdoor Examination at Osterley Park, and for the hospitalities extended in the most generous way to a party amounting to nearly 200 persons.

Provincial Committees.

The Provincial Committees continue to afford, to the Members in the Provinces, opportunities of meeting in their

several districts, and, apart from the discussion of matters of special local concern, they have done a great deal of useful work in assisting the Council in various important directions.

The following is a list of the Committees, with their present Chairmen, and the approximate dates of their yearly Meetings :—

TABLE F. PROVINCIAL COMMITTEES.

	Committee.	Chairman.	Number of Members.	Date of Expiration of Chairman's Year of Office.
A	Northern Counties	H. Wallace ...	50	21 April.
B	Counties Palatine	T.T.Wainwright	104	2 June.
C	Yorkshire	W. J. Clutton...	89	1 May.
D	Salop and Hereford	H. J. Wyley ...	33	12 May.
E	Derby and Stafford	G. Murray ...	36	18 May.
F	Nottingham and Lincoln	F. Higgins ...	46	10 May.
G	Monmouth and South Wales ...	R. Forrest ...	32	4 May.
H	Warwick and Worcester	G. S. Mathews	52	1 June.
I	Leicester, Northampton, and Rutland	E. K. Fisher ...	47	31 May.
J	Cambridge, Huntingdon, Norfolk, and Suffolk	J. C. Jonas ...	53	6 May.
K	Berks, Bucks, and Oxon	F. E. Gotto ...	41	24 April.
L	Beds, Essex, Herts, and Middlesex	Hon.E.G.Strutt	48	23 May.
M	Devon and Cornwall	C. E. Ware ...	39	17 April.
N	Somerset, Glo'ster, and North Wilts	R. F. Sturge ...	52	16 April.
O	Hants, Dorset, and South Wilts ...	J. Harris	89	5 May.
P	Kent	G. Langridge ...	60	24 May.
Q	Sussex	J. Woodhams...	32	25 August.
R	North Wales and Radnor	J. E. Poundley	20	30 May.

COUNCIL AND COMMITTEE MEETINGS.

There have been held, during the year, Meetings of the Council and of the various Committees, the attendances at which have been as follows :—

Attendances

From May 8th, 1893, to April 30th, 1894 (both inclusive).

NAME.	Total Council Attendances.	Total Committee Attendances.	Total Council and Committee Attendances.
Members.			
Bidwell, C.	6	—	6
Buck, A.	9	—	9
Clarke, T. C.	7	3	10
Clutton, J.			
Clutton, R. G.	5	3	8
Cross, J.	1	—	1
Drew, H.			
Driver, R. C.	2	2	4
Dunlop, A. M.	10	4	14
Galsworthy, F. T.	10	4	14
Garrard, A.	10	22	32
Horsfall, R.	2	—	2
Mathews, W.	1	—	1
Oakley, C.	7	1	8
Rickman, T. M.	14	20	34
Rolleston, J. F. L.	4	1	5
Shaw, J.	5	1	6
Shoppee, C. J.	15	3	18
Steward, H. T.	14	15	29
Sturge, W.	—	1	1
Squarey, E. P.	2	—	2
Vernon, A.	13	2	15
Vigers, R.	2	—	2
Watney, D.	15	14	29
Wright, W.	7	—	7
Professional Associates.			
Sabin, J. H.	13	8	21
Smyth, E.	14	4	18
Associates.			
Barry, J. W.			
Webster, Sir R. E.			

Publications.

The 26th Volume of the "Transactions," just completed, contains some valuable Papers and almost equally valuable

discussions. Its contents are, perhaps, a little less varied than in previous years. This is accounted for by the fact that the past twelve months have witnessed an extraordinary development of the proposals directed against property. The case of London to-day may be the case of the provinces to-morrow, and the Council, therefore, felt it necessary to devote an apparently disproportionate amount of the time of the Session to what, for the moment, are Metropolitan subjects, in the hope of influencing, by the widest possible expression of expert opinion, projects of legislation full of danger to the welfare of property throughout the country.

The London subjects were dealt with in the excellent Paper by Mr. Castle, Q.C., on the "Valuation (Metropolis) Bill, 1893," the Paper by Mr. Blackbourn on the "London Streets and Buildings Bill," and the Paper on "The Rating of Ground Values" by Mr. Howard Martin. These Papers, with the prolonged discussions they evoked, occupied six Meetings. The subjects of more general interest were dealt with by The President in his Opening Address, by Mr. Godfrey in his Paper on "The Parish Councils Bill," by Mr. Harper in his Paper on "Trade Claims," by Mr. Griffin in a Paper on "Weekly Property as an Investment," and by Mr. T. W. Huskinson in a Paper on "The Present Agricultural Depression."

Three numbers of the "Professional Notes," comprising together 320 pages, have been issued during the year. They contain, as usual, a very large amount of valuable information on professional subjects.

The thanks of the Council are due to the large number of contributors who have so freely placed the fruits of their knowledge and experience at the service of their fellow

Members, thus maintaining the wholesome tradition which has done almost more than anything else to promote the welfare and maintain the solidarity of the Institution.

With a view of making the Library more useful to the Members, the Council instructed the Secretary to prepare a third edition of the Catalogue revised to the date of issue in December last. Since the previous edition was published in October 1883, the number of books has practically doubled, having now reached a total of about 5,000 volumes, many of them of great rarity and value.

The cost of printing and postage of the Catalogue amounted to about £250, but the Council decided to present a copy of it to every Member of the Institution.

Forestry Collection.

In order to make the Institution more thoroughly complete as a centre of reference, the Council have been engaged, for some months past, in the formation of a collection representative of British Forestry in all its branches. The second-floor rooms of the Institution premises have been devoted to this purpose, and as will be seen by the Catalogue of the Collection, issued to the Members a few weeks ago, considerable progress has already been made under the able direction of Mr. D. Watney, who has zealously taken the matter in hand. The directions in which the assistance of Members (on which the comprehensiveness of the Collection is largely dependent) can be most usefully given, will appear from the Catalogue above referred to, and the Council count upon their cordial co-operation in making this new departure the complete success that it should be.

General.

For many months past the question of an arrangement with the Irish Land Agents' Association has occupied the attention of the Council.

It is hoped that a way will be found of accomplishing the objects in view, without any interference with the Charter, by means of an alteration of the By-Laws of such a kind as to be applicable to Ireland and Scotland only.

It should be explained in this connection that the proposals are coupled with definite engagements for the establishment of suitable local Examinations for the admission of all future Members in Ireland and Scotland.

As the Members may suppose, the Council have given the most prolonged and careful attention to the provisions of the "London Streets and Buildings Bill" of the London County Council, with a view, in the first place, to its modification before it was submitted to Parliament, and, in the next place, to opposing its more objectionable provisions in its passage through the House of Commons. A strong Committee was appointed, who subjected the Bill to exhaustive criticism, and deputed three of its Members, Mr. Garrard, Mr. Steward, and Mr. Cubitt Nichols (to whom the best thanks of the Council are due), to take part in a Conference at the County Council offices, by invitation from the Committee of that body who had the Bill in charge. The result was that they secured some not inconsiderable alterations, but failed to obtain many others to which they attached great weight and importance.

The question of *locus standi* for opposing the Bill being a matter of some uncertainty, the Council, assisted by the

Building Committee, drew up and lodged a Petition against the Bill, praying to be heard by Counsel and to offer evidence in Committee.

The Bill, however, having been referred to a Hybrid Committee of the House, the question of *locus standi* does not arise, and the Council are now appearing by Counsel before the Committee, and are engaged in actively opposing those objectionable and unreasonable features of the Bill on which the London County Council have refused to give way, and which, if they become law, will work incalculable injury to the interests of landed and house property in London.

In conclusion, the Council beg to tender their best thanks to the Members for the support they have given them in the discharge of their duties to the Institution.

Dr. STATEMENT OF RECEIPTS AND EXPENDITURE FOR THE YEAR ENDING DECEMBER 31st, 1893. Cr.

REVENUE ACCOUNT.

1893. RECEIPTS.	£ s. d.	£ s. d.
1514 Fellows' Subscriptions for 1893, at £3 3s.	4,769 2 0	
23 " " arrears at £3 3s.	72 9 0	
12 " " in advance for 1894, at £3 3s.	37 16 0	
8 " " part paid	8 8 0	
		4,887 15 0
405 Professional Associates' and Associates' Subscriptions for 1893, at £2 2s.	850 10 0	
4 " " " in advance for 1894, at £2 2s.	8 8 0	
14 " " " arrears at £2 2s.	29 8 0	
1 " " " (part paid)	1 1 0	
		889 7 0
153 Students' Subscriptions for 1893 at £1 1s.	160 13 0	
1 " " " in advance at £1 1s.	1 1 0	
1 " " " arrears, at £1 1s.	1 1 0	
		162 15 0
Hire of Arbitration Rooms		498 5 6
Dividends		623 0 5
Transferred from Capital		100 0 0
Cash at Bankers, January 1st, 1893, and in hands of Secretary		232 15 3
		£7,393 18 2

1893. EXPENDITURE.	£ s. d.	£ s. d.
Rent	375 7 6	
Rates, Taxes, and Insurance	182 7 5	
Corporation Duty	42 9 8	
Fuel, Light, and Water	99 5 9	
		699 10 4
Repairs, Furniture, and Fittings		27 15 6
Stationery, Postage, and Receipt Stamps, Books of Account, Publications, &c.		341 18 4
Salaries of Secretary and Staff	1,750 0 0	
Housekeeper's Wages and Allowances	140 0 0	
		1,890 0 0
Household Effects, Housekeeper's Petty Cash Expenses, Tea, and Sundry Disbursements		218 10 2
Examinations—Examiners' Fees, &c. £227 4 4		
Printing, Lithography, Hire of Instruments, and Sundry Disbursements 252 2 2		
£479 6 6		
Less Candidates' Fees forfeited and Division III. Fees 341 5 0		
" Sale of Examination Rules 38 11 10		
" Special Examination Fees 28 7 0		
408 3 10		
	71 2 8	
Prizes	36 9 1	
		107 11 9
Publication of "Transactions"—Printing and Lithography	522 2 10	
Binding	6 13 0	
Reporting	40 8 6	
	569 4 4	
Less Sale of "Transactions"	41 5 8	
		527 18 8
Publication of "Professional Notes," Printing and Lithography	331 2 1	
Less Sale of "Professional Notes"	25 15 3	
		305 6 10
Provincial Committees—Printing and Sundry Disbursements		33 10 3
Purchase of Stock—£814 9s. 8d., India 3½ %; £500, ditto; £400, ditto		1,868 11 7
General Printing		176 12 0
Law Charges and Advertisements		84 8 4
Retransferred to Library Account		800 0 0
Sanitary Work		159 18 6
Cash at Bankers, December 31st, 1893, and in hands of Secretary		152 5 11
		£7,393 18 2

CAPITAL ACCOUNT.

	£ s. d.	£ s. d.
2 New Fellows' Entrance Fees, at £5 5s.	£10 10 0	
21 Fellows' Entrance Fees, Balance on Transfer, at £2 2s.	44 2 0	
60 Professional Associates' and Associates' Entrance Fees, at £3 3s.	189 0 0	
2 Colonial Fellows' Entrance Fees, at £3 3s.	6 6 0	
Interest (on Crawter Bequest)	9 17 9	
" (on Beadel Bequest)	2 15 5	
" (on Penfold Gift)	3 13 3	
Penfold Gift	500 0 0	
Balance at Bankers, January 1st, 1893	291 8 1	
	£1,057 12 6	

	£ s. d.	£ s. d.
Purchase of Furniture and Fittings		£10 0 0
Transferred to Revenue		100 0 0
Purchase of £190 Midland Railway 3 % Debenture Stock (Beadel Bequest)		199 5 3
Purchase of £503 1s. 11d. India 3 % Stock (Penfold Gift)		500 0 0
Balance at Bankers, December 31st, 1893		248 7 3
		£1,057 12 6

LIBRARY ACCOUNT.

	£ s. d.	£ s. d.
Donations to December 31st, 1893	£175 7 0	
Dividends	35 19 10	
Transferred from Revenue	800 0 0	
Balance at Bank, January 1st, 1893	306 2 4	
	£1,317 9 2	

	£ s. d.	£ s. d.
Purchase of Books		£36 12 5
Binding		9 17 6
Forestry Exhibits		12 16 0
Purchase of Stock (£1,019 1s. 8d., 2¾ % Consols)		1,000 0 0
Balance at Bank, December 31st, 1893		258 3 3
		£1,317 9 2

SUMMARY.

	£ s. d.	£ s. d.
Revenue Account	£7,393 18 2	
Capital "	1,057 12 6	
Library "	1,317 9 2	
	£9,768 19 10	

	£ s. d.	£ s. d.
Revenue Account		£7,241 12 3
Capital "		809 5 3
Library "		1,059 5 11
Balances at Bank on December 31st, 1893	£618 16 5	
Petty Cash in the hands of the Secretary	40 0 0	
		658 16 5
		£9,768 19 10

ASSETS AND LIABILITIES.

	£ s. d.	£ s. d.
Balance at Bankers on December 31st, 1893, and Cash in the hands of the Secretary		£658 16 5
Value of Furniture and Books		4,744 6 3
Value of Investments—		
£5,103 17 7 2¾ % Consols, at 98¼	£5,014 11 3	
9,030 7 11 2½ % Consols, at 97¼	8,782 1 3	
503 1 11 India 3 %, at 98¾	496 16 1	
254 0 0 North British Railway No. 1 Preference, at 130	330 4 0	
1,545 0 0 Great Eastern Railway 4 % Debenture Stock, at 132½	2,047 2 6	
1,505 0 0 London and North Western Railway 4 % Debenture Stock, at 135	2,031 15 0	
6,400 0 0 India 3½ %, at 108½	6,944 0 0	
190 0 0 Midland Railway 3 % Debenture Stock, at 104	197 12 0	
	25,844 2 1	
Subscriptions and Entrance Fees due, but unpaid at date		324 9 0
Fees for use of Rooms due, but unpaid at date		42 3 0
Value of Premises, Nos. 12 & 13A, Great George Street		7,100 0 0
		£38,713 16 9

	£ s. d.	£ s. d.
One Quarter's Rent to Christmas 1893		£96 5 0
Printing and various Accounts unpaid		579 18 4
Balance		38,037 13 5
		£38,713 16 9

Examined with the Books and Vouchers, and found correct,

H. C. NEWMARCH, } *Auditors.*
GEORGE CADELL, }

COUNT.

93. EXPENDITURE.

			£	s.	d.	£	s.	d.
- - - - - - - - - - - - - - - - - -			375	7	6			
Taxes, and Insurance - - - - - - - - - - - -			182	7	5			
ration Duty - - - - - - - - - - - - -			42	9	8			
Light, and Water - - - - - - - - - - - -			99	5	9			
						699	10	4
rs, Furniture, and Fittings - - - - - - - - - - - -			-	-	-	27	15	6
nery, Postage, and Receipt Stamps, Books of Account, Publications, &c. -			-	-	-	341	18	4
es of Secretary and Staff - - - - - - - - - - - -			1,750	0	0			
keeper's Wages and Allowances - - - - - - - - - - -			140	0	0			
						1,890	0	0
hold Effects, Housekeeper's Petty Cash Expenses, Tea, and Sundry Disbursements - -						218	10	2
inations—Examiners' Fees, &c. - - - -	£227 4 4							
Printing, Lithography, Hire of Instruments, and Sundry Disbursements -	252 2 2							
		£479 6 6						
Less Candidates' Fees forfeited and Division III. Fees - - -	341 5 0							
,, Sale of Examination Rules - -	38 11 10							
,, Special Examination Fees - -	28 7 0							
		408 3 10						
			71	2	8			
Prizes - - - - - - - - - - - - -			36	9	1			
						107	11	9
ation of "Transactions"—Printing and Lithography - - - - -			522	2	10			
Binding - - - - - - - - -			6	13	0			

APPENDIX TO VOL. XXVI.

Obituary.

JOHN OCTAVIUS ABBOTT (Fellow) acquired a practical knowledge of his profession as an Architect and Surveyor in the office of Mr. Frederick Mew, and was from 1859 to 1869 assistant to Mr. Ewan Christian. At the latter date he commenced practice on his own account as a Surveyor in London. His death took place in October 1893. He was an Associate of the Royal Institute of British Architects, and was elected to the Fellowship of the Institution in November 1891.

CHARLES FREDERICK ADAMS (Fellow) was born in London in the year 1815, and had, consequently, reached his 79th year at the time of his death in March 1894. He received his education at Kimbolton School, and afterwards entered the office of Mr. Anthony Jackson, a well-known Surveyor, of Barkway, to whose business he eventually succeeded. The ability and sound judgment brought to bear upon all his professional work soon brought him under the notice of large firms and companies, and among them a first place was taken by his services to the Great Eastern Railway Company, for whom he acted as Surveyor for nearly 50 years, and purchased most of the

land for this Company's lines. During the many years he carried on business as Surveyor and Land Agent, at 57, Coleman Street, E.C., and at Barkway, he was also concerned in a number of great enterprises, and in most of the large compensation cases of recent years. He was also agent for several large estates in Herts and Essex. He was chairman of Pintsch's Patent Lighting Company, which a few years ago obtained the contract for lighting the Suez Canal. In the County of Hertford, Mr. ADAMS was well known as the Chairman of the County Hail Storm Insurance Company.

Mr. ADAMS was the first to sign the register of The Surveyors' Institution, and held the diploma bearing the number 1. He was one of the Founder Members, served on the Council from 1869 to 1874, and took a warm interest in the progress of the Institution. He was a man of most genial manners, and possessed with a love for art which brought him into connection with many men of eminence. The late JOHN LEECH, the great artist and humorist, was a great friend of Mr. ADAMS, often visiting him at Barkway, for the pleasures of hunting in the Puckeridge country, an aspect of country life which the great artist reproduced in his famous pictures. In Mr. ADAMS' fine collection of pictures at Barkway are several original pictures by LEECH, as well as other great masters.

To those who knew him best in his own neighbourhood Mr. ADAMS was a most genial, kind-hearted man. Though a man of business and much absorbed in it, he was yet fond of country pursuits. It was his wish to "die in harness," as he often said, and that "it is better to wear out than to rust out," and this wish was fulfilled. He was connected with Barkway for nearly 60 years, and will be much missed.

Mr. ADAMS was buried at Barkway on March 15th, 1894.

ALBERT WILLIAM BELL (Fellow), of 18, Bank Street, Accrington, after being for some years in the office of his father as pupil, succeeded in 1885 to the business, which had been established since 1820. He carried on a considerable practice as Architect and Surveyor, acting for several important clients. Mr. Bell was elected a Fellow of the Institution in November 1891, and died, in the 30th year of his age, on the 30th August, 1892.

GEO. GRAHAM BELL (Fellow) was born at Langholm, N.B., in 1847.

He was for some years with the late Mr. James Sanderson, to whose business he succeeded in 1872.

He acted as Agent for Earl Amherst's Estates in Kent, Essex, and Warwickshire, for F. S. W. Cornwallis, Esq., M.P., Sir J. F. Lennard, Bart., W. C. Morland, Esq., J.P., Col. C. Seely, M.P., Lieut.-Col. H. R. Clinton, and others, and was engaged in several important Valuations, Drainage, and other Improvement Works in various parts of the country.

Mr. Bell was distinguished for his excellent business qualities and high personal character, and was identified with many philanthropic movements.

He died very suddenly, after only three days' illness, of pneumonia, on the 12th day of January, 1894.

GEORGE BENNETT (Fellow), of Buckingham, was elected a Fellow of the Institution in March 1890. He was for over 40 years in business as an Estate Agent and Surveyor, and had the management of large estates in Buckinghamshire, Bedfordshire, Staffordshire, Oxfordshire, Lancashire, and elsewhere. He died on December 31st, 1893, aged 65.

JOHN FREDERICK BOOTH (Fellow), who died on October 25th, 1893, at the early age of 34, was a native of Huddersfield, and in March 1874 entered the office of his uncle, Mr. HANSON, whose partner he became some seven years ago. He was elected to the Professional Associateship of the Institution on December 18th, 1882, and to the Fellowship on October 15th, 1891. He had considerable experience in the laying out and management of building estates and in mine and railway surveying. He was engaged on the survey of the Manchester Ship Canal and also on the Mersey Tunnel Extension, the Liverpool, St. Helen's, and South Lancashire Railway, and many other important works. His death took place from typhoid fever, after an illness of some weeks' duration.

EDWARD WILLIAM BROOKING (Fellow) was elected a Member of the Institution on November 4th, 1891. After having acquired a practical knowledge of surveying and engineering as pupil to his father, the late Mr. E. E. BROOKING, of Weymouth, from 1859 to 1864, he was for about three years assistant on the staff for the construction of the Wilts and Somerset section of the Great Western Railway, and afterwards carried out other surveying and constructive works. Between the years 1873 and 1883 he held the appointment of Surveyor to the Urban and Rural Authorities of Barnet and Finchley, which office an increasing private practice compelled him to relinquish in the latter year.

Mr. BROOKING died on April 14th, 1893, in the 48th year of his age.

SPENCER CHADWICK (Fellow), who was elected on March 23rd, 1885, to the Membership of the Institution, died on November 19th, 1893, from influenza, followed by

an attack of typhoid fever, at the age of 54. He held the important appointments of Surveyor to the estates of the Marquis of Salisbury, the Earl of Derby, to the Phillimore and other estates. He was the architect of the recently-erected "Daly's Theatre," in Leicester Square, of "Gordon's Breweries," at Peckham and in the Caledonian Road, and other considerable works. He owned or controlled several thriving Electrical Supply Companies, being at the time of his death the Chairman of the Strand Electric Supply Corporation. Mr. Chadwick was an acute man of business, was possessed of a sound judgment, and was endowed with great energy of character.

WILLIAM HARCOURT LOVELL CLARE (Fellow) was, until his health failed him, a prominent member of the Leicestershire Chamber of Agriculture and of many local organisations. He was elected a Fellow of the Institution in January 1889, and was 43 years of age at the time of his death, which took place at his residence at Knibworth, very suddenly, on October 24th, 1893.

JOHN C. CROSS (Professional Associate) was elected a Member of the Institution in February 1883. In 1863 he entered the office of Messrs. Debenham, Tewson, Farmer, & Bridgewater, with whom he remained as assistant until the time of his death, which occurred very suddenly, from heart disease, in August 1893.

GEORGE CULLEY, C.B. (Honorary Member), was for many years connected with the public service, having, before his appointment in 1884, as one of the Commissioners of Woods, Forests, and Land Revenues of the Crown, acted as an Inspector under the Local Government Board, and having also served on one or two Royal Commissions relating

to agriculture. As a Commissioner of woods and forests, Mr. Culley brought to his new duties great experience as an administrator, and an excellent practical acquaintance with agriculture and forestry. He had charge not only of most of the Royal forests and woodlands, but also of the land revenues in Wales, Scotland, Ireland, the Isle of Man, and Alderney. Mr. Culley was made a C.B. in 1892. He was a magistrate for Northumberland, and served the office of High Sheriff of that county in 1867. His death took place on the 10th September, 1893, in the 60th year of his age.*

HARRY GRÆME GRANT (Fellow), after completing his articles with Messrs. F. Ellen & Son, of Andover, entered, as assistant, the surveyor's office of the Great Western Railway at Paddington, where he remained until his death, at an early age, in June 1893.

WILLIAM HAYWOOD, Lieut.-Colonel (Fellow), entered the service of the Honourable the Commissioners of Sewers in 1845 as Assistant Surveyor. A year later he was appointed to the office of Surveyor, to which the title of Engineer was added a few years afterwards.

This position he retained until a few weeks before his death, when the Commissioners, anxious, owing to his failing health, of relieving him of the more active duties of his office, appointed him to the less onerous position of Consulting Engineer.

Colonel Haywood has been identified with almost all the great public improvements in the City of London during the last 40 years, but his name will, perhaps, be most closely associated with the Holborn Valley Improve-

* *Republished, with modifications, from the "Land Agents' Record" of September 16th*, 1893.

ment, and the Viaduct carrying the great east and west thoroughfare across Farringdon Street.

He was a man of great industry and considerable literary aptitude. His annual reports to the Commissioners displayed an extraordinary knowledge of all matters connected with municipal improvements and administration, especially on questions of paving, sewerage, lighting, and cleansing. He was a man of extremely sound judgment and great knowledge of detail, and was indefatigable in the discharge of the multitude of important duties connected with his official position.

Colonel Haywood became a Member of the Institution on its first formation in 1868, and maintained his connection with it until his death, which took place on April 12th, 1894.

He was also a Member of the Institution of Civil Engineers, and a Fellow of the Royal Institute of British Architects.

FREDERICK JACKSON (Fellow) was articled to, and served his time with, Mr. George Sanderson, of Mansfield, afterwards remaining with him as his assistant for two years. In 1844 he was employed to make plans and surveys by the Carnarvon Harbour Trustees, and was from 1846 to 1865 Surveyor under the Nottingham Enclosure Act. After carrying out important pier works in Wales, he commenced in 1850, and completed in 1860, a particular Survey of the Borough of Nottingham, on the scale of 33 feet to the inch. He subsequently took part in the designing and construction of outfall sewers for Nottingham and the district, and made large and minute surveys of mining and other property in Wales. In 1865 he prepared plans for the outer harbour of Carnarvon, which were carried out at a cost of £24,000. He was

elected a Member of the Institution in 1869. Since then he designed and carried out several large works for various towns, and for railway and other companies. He also prepared the plans of the sewerage of Arnold, to the Board of Health of which parish he was appointed Surveyor in 1858, retaining the position to the time of his death, which took place on May 21st, 1893, in his 78th year. He was a Member of the Meteorological Society, and of several Architectural and other learned Societies.

ANDREW JOHNSTON (Professional Associate) was elected an Associate of the Institution in January 1870, at which time he had been for ten years in the office of Messrs. Beadel & Co., with whom he remained until his death in the latter part of 1893.

GEORGE LANSDOWN (Fellow) was born in the year 1833. He was educated at University College School, and was articled to his father, the late James Lansdown, an Architect of eminence, who was associated with Decimus Burton in many of his most important works.

Mr. George Lansdown was for many years in partnership with his brother James Chester Lansdown as Architects and Surveyors at Bedford Place, and afterwards at 5 & 7, Warwick Street, Charing Cross.

Mr. Lansdown was one of the old school of Quantity-Surveyors, and during his career was employed on many important undertakings, notably, the Thames Embankment, Metropolis Sewage Scheme (including Crossness and other pumping stations), Kensington Workhouse, Wyfold Court, and Blackfriars Bridge. He was elected in 1875 to the District Surveyorship of East Newington and St. George the Martyr, Southwark.

In his spare time Mr. LANSDOWN interested himself in railway and gas questions, and advocated successfully many much needed reforms.

Mr. LANSDOWN was Architect and Surveyor to the Pharmaceutical Society of Great Britain, a Member of the Society of Arts since 1868, and was elected a Member of The Surveyors' Institution in January 1881.

He died at his residence at Wimbledon, in September 1893, in the 60th year of his age.

JAMES MAXWELL (Fellow), of Manchester, died on the 28th September, 1893, at the age of 55 years, only surviving his partner, the late Mr. TUKE, by a few months.

Mr. MAXWELL'S firm were in extensive practice as Arehitects and Surveyors, being Architects of the Manchester Jubilee Exhibition, of Cambridge Hall, the Winter Gardens, Southport, the Blackpool Tower, and other undertakings. Mr. MAXWELL was elected a Fellow of the Institution in November 1889.

ALBERT CHILDERS MEYSEY-THOMPSON, Q.C. (Associate), was elected to the Membership of the Institution on January 6th, 1879. He had at one time a considerable Parliamentary practice, which his failing health compelled him, to a large extent, to give up of recent years. During the cold months of last winter he took a voyage to the West Coast of Africa, returning to England only a few days before his death, which occurred on March 28th, 1894.

JOHN BRIGHTMAN MITCHELL-WITHERS (Fellow) served articles for six years with Mr. SAMUEL NORTH, of Sheffield, and was afterwards principal assistant to Mr. BLACKMAN, of Rotherham.

For many years he has been one of the best-known architects and surveyors in South Yorkshire, and was one of the Surveyors under the Ecclesiastical Dilapidations Act for the Diocese of York. He was elected a Fellow of the Institution in 1891. He was also a Fellow of the Royal Institute of British Architects, and a member of several other Architectural Associations. His death, which was very sudden, took place at his residence at Sheffield, in March 1894, in the 57th year of his age.

CHARLES JAMES NEALE (Fellow) was a member of an old and much respected Nottinghamshire family, and was agent for many important estates in that and the neighbouring counties, besides carrying on an extensive practice in drainage schemes, improvement works, and railway and road surveying.

Mr. NEALE was articled to a firm of Surveyors in Sheffield, and for 47 years resided and practised at Mansfield. He was agent for three Dukes of PORTLAND, and in that capacity carried out many important schemes under the late Duke, including a considerable proportion of the celebrated underground passages and many of the lodges on the estate. He was largely identified with the agricultural interests of the district in which he lived, and undertook many onerous duties in carrying out schemes for its welfare. Mr. NEALE was much respected and relied on as an arbitrator in railway and other compensation cases. His death, which occurred on the 18th December, 1893, in the 71st year of his age, resulted from apoplexy, after a short illness.

WILLIAM POTTER, Q.C. (Associate), was born at Liverpool in 1838, and was called to the bar in 1861. He shortly afterwards joined the Northern Circuit, was created

Queen's Counsel in 1860, and elected a Bencher of the Inner Temple in 1881. Mr. Potter was the Master of the Northern Bar Lodge of Freemasons. He took a keen interest in politics, and, at the General Election in 1892, contested, but without success, the representation in Parliament of the Eastern Division of the County of Northampton. He was elected to the Associateship of the Institution in January 1874. His death took place somewhat suddenly on the 6th of December, 1893, from influenza and pneumonia.

LEWIS HENRY PRIDAY (Fellow), who joined the Institution in February 1892, died very suddenly from apoplexy while conducting business in Gloucester, on the 8th August, 1893. Mr. Priday, who at the time of his death was only 43 years of age, and was unmarried, had for some years taken a prominent part in the municipal and political life of the City of Gloucester, his business experience and sound judgment rendering his services especially valuable as a Member of the City Council.

GEORGE SAMPSON (Fellow), who became a Member of the Institution in 1888, acquired his experience as a pupil in the office of his father, with whom he afterwards entered into partnership. On his father's death, in 1885, he continued the practice on his own account. He had the management of extensive estates in the Midland counties, had been President of the Nottinghamshire Land Agents' Association, President of the Derbyshire, Yorkshire, and Notts Land Agents' Association, and was one of the Umpires appointed by the Land Commissioners for England.

Mr. Sampson died suddenly while engaged in an arbitration case, on October 24th, 1892.

JOHN SARGEANT (Fellow), whose death occurred in April 1894, was elected a Fellow of the Institution in November 1891. He commenced his professional training in the office of his father, Mr. WILLIAM SARGEANT, of Slough, and was afterwards assistant to Messrs. BROWNE & ROBINSON, of Finsbury, and Mr. J. J. CHAPPELL, of Pimlico. While with his father he obtained a Certificate from the Committee of Council on Education as a teacher of Building Construction. For the last 17 years of his life Mr. SARGEANT was in independent practice as a Quantity-Surveyor.

HERBERT CLIFFORD SAUNDERS, Q.C. (Associate), was called to the bar of the Middle Temple in 1859, became Queen's Counsel in 1881, and was, in 1885, elected a Bencher of the Middle Temple. He was elected an Associate of The Surveyors' Institution in March 1891. Mr. SAUNDERS was greatly interested in all matters connected with technical education, and, from 1887 to the time of his death, was Chairman of the Executive Committee of the City and Guilds of London Institute. He died suddenly, at the age of fifty-nine, on the 25th of August, 1893, at Painswick Vicarage, Stroud.

CALEB STANGER (Fellow) was elected to the Fellowship of the Institution on December 18th, 1882. Mr. STANGER was born in 1829, and received his professional education in the office of Mr. W. DOYLEY, Architect and Surveyor. He was subsequently Managing Surveyor to Mr. PERRY, and to Messrs. BROWNE & ROBINSON, of Finsbury, commencing practice on his own account some 21 years ago. He was an Associate of the Royal Institute of British Architects.

His death took place somewhat suddenly in June 1893.

PERCY HAINES STENNING (Professional Associate) was a son of Mr. EDWARD STENNING, of Godstone, who was well known in Surrey as a leading agriculturist. He gained his professional experience in the office of his relative, Mr. A. R. STENNING, with whom he remained for about ten years, starting in business on his own account in 1889. He was at one time a prominent member of the amateur athletic world, but latterly his health failed him, and after an illness of more than a year's duration he died, on June 28th, 1892.

WILLIAM WEBB TURNER (Fellow) acquired a practical knowledge of surveying and the valuation of land in the office of Mr. J. S. TURNER, of Seaford, Sussex, where he remained for 17 years as assistant, subsequently becoming a partner in the firm. Mr. TURNER was elected a Fellow of the Institution on May 12th, 1879, and died on September 9th, 1893.

GILES WESTBURY (Fellow), one of the earliest Members of the Institution (having been elected in July 1868) died at his residence, "The Knoll," Andover, on the 17th of February, 1894, in the 88th year of his age.

Mr. WESTBURY had been in practice as a Land Agent and Surveyor for over 60 years, and after the passing of the Parochial Assessment Act, the Tithe Commutation Act, and the Enclosure Acts, was very extensively engaged throughout the South of England in making valuations under them, and for the purchase of lands for many railways then in course of construction. He was one of the oldest inhabitants of Andover, and played a prominent part in the municipal affairs of the borough, becoming a Member of the Town Council in the year 1840, and serving

the office of Mayor four times, viz., in 1844, 1853, 1855, and 1864. At the time of his death he was the senior magistrate but one on the Commission of Peace for his borough. Mr. Westbury was a man of great natural kindliness of disposition, and will be affectionately remembered by a large circle of friends.

LIBRARY.

DONATIONS OF BOOKS, MAPS, &c.,

June 1*st*, 1893, *to June* 1*st*, 1894.

Donors.	Title of Work.
Agricultural Gazette, Editor of the	"The Agricultural Gazette," 1893-94.
Architect, Editor of the ...	"The Architect," 1893-94.
Allen, J. P.	"Practical Building Construction."
Armytage, F. R.	"Report on Manurial Experiments in the County of Salop."
Arnold, W.	"Treatise on the Agricultural Holdings Act, 1883."
Association of Land Valuation Assessors for Scotland	"Proceedings," 1894.
Ballarat, The Mayor of ...	"Victoria, and its Resources." Illustrated. Edited by E. Jerome Dyer.
Bath and West of England Society	"Journal," 1893-94.
Bradley, J. W.	Reports, Specifications, Bills of Quantities, Forms of Tender, &c., as used by the Corporation of Nelson.
British Architect, Editor of the	"The British Architect," 1893-94.
Bell's Weekly Messenger, Editor of	"Bell's Weekly Messenger," 1893-94.
Builder, Editor of the ...	"The Builder," 1893-94.
Building News, Editor of the	"The Building News," 1893-94.
Cawston, A.	"A Comprehensive Scheme for Street Improvements in London."
Chief Surveyor of New South Wales	Thirteenth Annual Report of the Department of Lands, 1892. New South Wales.
Clutton, H. S.	Shehan and Whellan's "History of York," 1857. 2 Vols. "History and Antiquities of Leath Ward, Cumberland." With Biographical Notices and Memoirs by S. Jefferson.
Cooke, W. G.	"Notes on Rating."
Delano, W. H.	"Natural Asphalt and Mineral Bitumen."
English Arboricultural Society	"Transactions," 1893.
Estates Gazette, Editor of the	Diary and Directory for the use of Surveyors, Auctioneers, Land and Estate Agents, for the year 1894. "The Estates Gazette," 1893-94.
Faija, H.	"On the Manufacture and Testing of Portland Cement."
Farmers' Club	"Journal," 1893-94.

Flower, Major L.	Treatise, entitled "The River Lea up to date."
French Hospital, Deputy Governor of	Catalogue of the Library of the French Hospital.
Gruning, E. A.	Original Prospectus of the Auction Mart. Instituted 1808. Illustrated by designs, plans, and sections.
Field, Editor of the ...	"The Field," 1893-94.
Haywood, Lieut.-Col. Wm.	Report to the Commissioners of Sewers of the City of London on the projects of the Railway Companies and other bodies applying to Parliament during the Session 1893-94, by Col. Haywood.
Horticulture, Journal of, Editor of the	"The Journal of Horticulture, 1893-94.
Institute of Chartered Accountants	Description and Plates of the New Buildings.
Institution of Civil Engineers	"Proceedings," 1893-94.
Institution of Civil and Mechanical Engineers ...	"Transactions," 1893-94.
Institution of Civil Engineers of Ireland ...	"Transactions," 1893-94.
Institution of Mechanical Engineers	"Proceedings," 1893-94.
Invention, Editor of ...	"Invention," 1893-94.
Iron, Editor of	"Iron," 1893-94.
Jackson, F. W.	Pugin and Le Keux. "Architecture of Normandy." Cuitt's "Wanderings amongst Ruins in the Olden Time." Audsley's "Dictionary of Architecture."
Kinch, E.	Pamphlet on "Field Experiments," 1889, 1892, and 1893.
Land and Water, Editor of	"Land and Water," 1893-94.
Land Agent's Record, Editor of the...	"The Land Agent's Record," 1893-94.
Lockwood & Co.	"Builders', Architects', Contractors', and Engineers' Price Book," 1894.
Mason, W. A.	"Philosophical Transactions of the Royal Society," from 1868 to 1887. 46 Vols.
Matheson, E.	"Depreciation of Factories, Mines, and Industrial Undertakings, and their Valuation." 2nd Edition. 1893.
Maugahn, J.	Apgar's "Trees of the Northern United States." H. W. Fitch's and G. W. Smith's "Illustrations of the British Flora." H. Marshall Ward's Treatise on "The Oak."
Middleton, G. A. T. ...	Treatise on "Surveying and Surveying Instruments."
Minister of Public Works of Rome	"Journal of the Civil Engineers of Rome," 1893-94.
Moore, H. E.	"Back to the Land."
North of England Institute of Mining and Mechanical Engineers	"Transactions," 1893-94. An Account of the Strata of Northumberland and Durham, as proved by Borings and Sinkings.

Penfold, J. W.	Meriton's "Landlords' Law," 1665. "History of York." Cobbett's "Tour in Scotland," 1833. Wright's "History of Hexham," 1823. "Accounts of Lands, etc., in England and Wales held by Lease from the Crown," 1787. "Royal Kalendar," 1892.
Property Market Review, Editor of the	"The Property Market Review," 1893-94.
Property Protection Society	C. A. James' "Mining Royalties." A. A. Bauman's Treatise on "Betterment, Worsement, and Recoupment."
Ransome & Co.	Illustrated Catalogue of Wood-Working Machinery, 1893.
Robinson, N. W.	Vowell's "Exeter," 1765.
Royal Agricultural Society of England	"Journal," 1893-94.
Royal Engineers' Institute	"Professional Papers," Vol. 19, and Index from 1837 to 1892.
Royal Institute of British Architects	"Journal of Proceedings," 1893-94. "Transactions." Vol. 4. New Series. "Philosophical Transactions of the Royal Society," from 1840 to 1845, and from 1873 to 1887.
Royal Statistical Society...	"Journal," 1893-94.
Ryde, W. C.	Reports of Rating Appeals heard before the Court of Appeals, the Queen's Bench Division, the London Quarter Sessions, and the House of Lords, during the years 1891-93.
Sanitary Institute... ...	"Transactions" and "Journal," 1893-94.
Secretary of State for India	"An Account of the Great Trigonometrical Survey of India." Vol. 15.
Société des Géomètres of France	"Journal," 1893-94.
Society of Architects ...	"Proceedings," 1893-94.
Society of Engineers ...	"Transactions," 1893-94.
Spon, E. and F. N. ...	"Engineers' Diary and Year Book," 1894. "Architects and Builders' Price Book," 1894.
Surveyor, Editor of the ...	"The Surveyor," 1893-94.
Sutcliffe, G. L.	"Concrete: its Nature and Uses."
Swain, E.	Gorton's "Topographical Dictionary of Great Britain and Ireland." 3 Vols., 1883. "Tunneling under the Hudson River," by S. D. V. Burr. "Journal of the Geological Society," Nos. 193, 194, 195, and 196. Timber Specimens for the Forestry Museum.
Timber Trades' Journal, Editor of the	"The Timber Trades' Journal," 1893-94.
Wardle, T.	"Sewage Treatment and Disposal."
Winckworth, L.	Law Lists for the Years 1813, 1823, 1828, 1833, 1837, 1839, 1843, 1846, and 1848.
Wyatt, O. N.	Pamphlet, entitled "Arbitrations and the Arbitration Act, 1889."

CONTRIBUTIONS IN MONEY TO THE LIBRARY FUND.

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THE SURVEYORS' INSTITUTION

(INCORPORATED BY ROYAL CHARTER),

12, GREAT GEORGE STREET, WESTMINSTER, S.W.

LIST OF MEMBERS, JULY 1st, 1894.

Honorary Members.

Date of Election and of Transfer.		
1893, Mar. 20	CARRINGTON, THE RIGHT HON. LORD, G.C.M.G.	4, Whitehall Court, S.W.
1889, Dec. 9	CHAPLIN, THE RIGHT HON. HENRY, M.P.	Blankney Hall, near Lincoln.
1887, Jan. 24	COBHAM, THE RIGHT HON. LORD VISCOUNT	Hagley Hall, Stourbridge.
1883, May 21	DEVONSHIRE, HIS GRACE THE DUKE OF	Devonshire House, Piccadilly, W.
1871, Jan. 30	GORE, CHARLES ALEXANDER, THE HONORABLE	West Side, Wimbledon Common, S.W.
A. '81, Mar. 21 H.M.'86, Mar. 8	GRANTHAM, SIR WILLIAM . .	100, Eaton Square, S.W.
1889, Mar. 4	JERSEY, THE RIGHT HON. THE EARL OF, G.C.M.G. . . .	3, Great Stanhope Street, W.
1886, Jan. 11	KINGSCOTE, COLONEL SIR ROBERT NIGEL FITZHARDINGE, K.C.B..	Office of Woods, Forests, and Land Revenues 1, Whitehall Place, S.W.
A. '69, Jul. 26 H.M.'71, Feb. 27	LEACH, LIEUT.-COL. SIR GEORGE ARCHIBALD, K.C.B. . . .	6, Wetherby Gardens, South Kensington, S.W.
1885, Apr. 20	M'CLELLAN, JOHN B., M.A., THE REV.	Royal Agricultural College, Cirencester.
A. '69, Feb. 22 H.M.'94, Feb. 19	PHILBRICK, FREDERICK ADOLPHUS, Q.C.	88, Onslow Gardens, S.W.
A. '79, April 28 H.M.'92, Dec. 5	SMITH, HIS HONOUR JUDGE LUMLEY, Q.C.	57, Onslow Gardens, S.W.
F. '68, June 15 H.M.'93, May 8	VIGERS, FRANCIS	4, Frederick's Place, E.C.
1893, Jan. 9	WANTAGE, THE RIGHT HON. LORD, V.C., K.C.B. . . .	Overstone Park, Northampton.
A. '71. Feb. 13 H.M.'94, Jan. 1	WHITE, HIS HONOUR JUDGE FREDERICK MEADOWS, Q.C.. .	42, Sussex Gardens, Hyde Park, W.

Total number of Honorary Members, 15.

Fellows.

Diploma Number.	*Date of Election and of Transfer.*	The names of those Fellows who have qualified for the Class by Examination are distinguished thus *	
1559	1889, Jan. 28	ABBEY, JOE BURMAN, A.M.I.C.E.	28, John William Street, Huddersfield.
1034	1884, Jan. 14	ABBOTT, ROBERT THOMAS, G.	Whitley House, Malton, Yorkshire.
1499	1888, Nov. 26	ABBOTT, WILLIAM	Holbeach, Lincoln.
1105	1884, Feb. 25	ADAMS, HENRY, M.I.C.E.	60, Queen Victoria Street, E.C.
1504	1888, Dec. 10	ADDIE, PETER	30, Winckley Square, Preston.
612	1881, Feb. 21	ADDIE, WILLIAM FORRESTER	Powis Castle Estate Office, Welchpool, Montgomeryshire.
1439	A. '88, Jan. 9 F. '91, Jan. 5	*†ADKIN, BENAIAH WHITLEY	14, Queen Street, Cheapside, E.C.
664	A. '81, Dec. 19 F. '86, Dec. 8	ADKIN, CHARLES DUNCAN	Wantage, and Abingdon, Berks.
1479	1888, Apr. 30	ALIEN, GEORGE	Estate Offices, Stalbridge, Dorset.
1912	1891, Jan. 17	ALLPORT, WILLIAM	36, Southampton Street, Strand, W.C.
2503	A. '92, Nov. 28 F. '93, Nov. 13	*AMOS, FRANK	1, Parade, Canterbury, Kent.
597	A. '81, Jan. 10 F. '84, Mar. 10	ANDERSON, ROBERT, JUN.	The Barton, Cirencester.
1635	1889, Dec. 9	ANDREW, THOMAS HAWKES	Williton, Somerset.
1792	1890, May 29	ANDREWS, JOHN	13, Basinghall Street, E.C.
1634	A. '89, Nov. 25 F. '92, Nov. 14	*ANSCOMBE, ERNEST	14, Constantine Road, Hampstead, N.W.
2150	1891, Nov. 4	ANSELL, WALTER RAYMOND	88, London Wall, E.C.
287	1872, Dec. 9	APPERLEY, WILLIAM HAVARD	Hereford.
198	1869, May 3	ARDING, CHARLES B., A.R.I.B.A.	22, Surrey Street, Strand, W.C.
1133	1884, Apr. 21	ARMISTEAD, RICHD., A.M.I.C.E.	118, Main Street, Bingley, Yorkshire.
791	1882, Apr. 24	ARMSTRONG, THOMAS JOHN	14, Hawthorn Terrace, Newcastle-on-Tyne.
1730	1890, Feb. 24	ARMYTAGE, GEORGE JOHN	Kirklees Park, Brighouse, Yorkshire.
1505	1888, Dec. 10	ARNOLD, FRANCIS	Chilland, Winchester, and Hambledon, Hants.
1709	1890, Feb. 10	ARNOLD, WILLIAM	23, George Street, Tamworth, and Grenvil Buildings, 12, Cherry Street, Birmingham.
1541	1889, Jan. 14	ASHDOWN, AUGUSTUS HARDING	Uppington, Wellington, Salop.
1624	1889, May 13	ATKINS, SYDNEY GEORGE	The Hall, Coston, Wymondham, Norfolk.
2151	1891, Nov. 4	AULT, EDWIN	47, Victoria Street, Westminster, S.W.
2152	1891, Nov. 4	AUSTEN, FRANK	Marling Place, Wadhurst, Sussex.
1793	1890, May 29	AUSTIN, RICHARD	Bishop's Waltham, Hants.
1408	A. '87, Dec. 19 F. '91, Oct. 15	*AUSTIN, RICHARD, JUN.	Bishop's Waltham, Hants.
404	1875, Nov. 8	AUSTIN, RUSSELL GARDENER	Hertford.
1913	1891, Jan. 17	AYNSLEY, ROBERT JOHN	Gosforth, Newcastle-on-Tyne, Northumberland
798	A. '82, Apr. 24 F '90, Apr. 14	AYRES, CHARLES PRYOR	52, High Street, Watford, Herts.

† Special Sanitary Science Certificate.

No.	Date of Election and of Transfer.	FELLOWS.	
4	1891, Jan. 17	BACON, FRANK MACE	Attleborough, Norfolk.
5	1891, Jan. 17	BACON, HORACE	Attleborough, Norfolk
40	A. '68, Nov. 2 / F. '87, Feb. 7	BADCOCK, PHILIP	9, Whitehall Place, S.W.
57	1890, Mar. 24	BAILEY, HARRY DAVID CHINERY	Fundenhall Grange, near Wymondham, Norfolk.
55	A. '81, Dec. 19 / F. '89, Nov. 11	BAILEY, LEONARD	Estate Office, Scorton, Garstang, Lancashire.
33	1890, Nov. 22	BAILEY, STEPHEN	Nynehead, Wellington, Somerset.
57	1891, May 23	BAILEY, WILLIAM SMITH	4, Kirkgate, Newark-upon-Trent.
06	1888, Dec. 10	BAINBRIDGE, ROBERT STAGG	Keverstone. near Staindrop, Durham.
53	1891, Nov. 4	BAINES, MATTHEW TALBOT	Estate Office, Brodsworth, Doncaster, Yorks.
05	A. '83, Dec. 17 / F. '84, Dec. 8	BAIRD, JONATHAN PEEL	Estate Office, Somerley, Ringwood, Hants.
54	1891, Nov. 4	BAKER, JOHN	High Street, Slough.
00	A. '90, Jan. 6 / F. '91, Dec. 7	*BALL, WILLIAM ALFRED	Stoneleigh, Warwick Road, Ealing, W.
55	1891, Nov. 4	BALLANTINE, EDWIN	101, Leadenhall Street, E.C.
79	1877, Mar. 12	BALLS, JAMES MAYHEW	Castle Hedingham, Essex.
79	A. '90, Nov. 22 / F. '93, Nov. 13	*BANCROFT, FREDERICK HERBERT	88, Mosley Street, Manchester.
30	1889, Jan. 28	BANCROFT, HENRY, M.I.C.E.	88, Mosley Street, Manchester.
56	1891, Nov. 4	BANKS, JOHN	Kendal, Westmoreland.
16	1891, Jan. 17	BANKS, THOMAS	60, King Street, Manchester.
06	1881, Feb. 7	BANNISTER, THOMAS	Limehurst, Hayward's Heath, Sussex.
12	1882, Jan. 30	BARFIELD, FREDERIC HENRY	56, Lancaster Road, Stroud Green, N.
50	1885, Mar. 9	BARKER, CALEB	Estate Office, Shadwell, Thetford.
85	1891, Mar. 14	BARKER, HORACE RICHARD	25, Motcomb Street, Belgrave Square, S.W.
61	A. '89, Dec. 9 / F. '91, June 29	*BARNES, GEORGE FREDERICK	Estate Office, Wingerworth Hall, near Chesterfield.
83	1883, Dec. 17	BARNES, JOHN WILLIAM JAMES	Brougham Chambers, Wheeler Gate, Nottingham
07	1886, Feb. 22	BARNES-WILLIAMS, T., F.R.I.B.A.	11, Clement's Lane, E.C.
57	1891, Nov. 4	BARR, JAMES, M.I.C.E.	221, West George Street, Glasgow.
58	1891, Nov. 4	BARRATT, FREDERICK WILLIAM	The Vestry Hall, Bethnal Green, E.
59	1891, Nov. 4	BARROW, THOMAS ROBERT	Lunesdale, Oak Street, Southport.
18	1868, Aug. 17	BARRY, CHARLES, F.R.I.B.A.	1, Victoria Street, S.W.
917	1891, Jan. 17	BARRY, DENNETT HEBER	41, Bedford Row, W.C.
958	1891, May 23	BARTON, HARRY HOWELL	17, Guildhall Street, Folkestone, Kent.
562	1893, Oct. 4	BARTON, JOHN GEORGE	General Valuation and Boundary Survey Office, 6, Ely Place, Dublin.
056	1884, Jan. 28	BATE, THOMAS	The Red Tower, Kilburn, N.W.
160	1891, Nov. 4	BATEMAN, JOHN	Hall Garth, Clapham, Yorkshire.
986	1891, Mar. 14	BATEY, HENRY SIMPSON	51, King Street, Manchester.
726	1882, Feb. 18	BATH, FRED., F.R.I.B.A.	Crown Chambers, Salisbury, Wilts.
918	1891, Jan. 17	BATHER, JOHN T.	9, The Square, Shrewsbury.
161	1891, Nov. 4	BATSTONE, ROWLAND ROBERT	110, Cannon Street, E.C.
368	1887, Feb. 7	BATTAM, FREDERICK THOMAS	17, Hart Street, Bloomsbury, W.C., and 28 Mount Street, Grosvenor Square, W.
580	1889, Feb. 25	BATTERBURY, T., A.R.I.B.A.	29, John Street, Bedford Row, W.C.
162	1891, Nov. 4	BATTING, WALTER	7, John Street, Adelphi, W.C.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
2481	1892, Feb. 26	BAXTER, GEORGE.	1, Frederick's Place, E.C.
2163	1891, Nov. 4	BEALE, ROBERT J., A.R.I.B.A. .	9, Victoria Street, S.W.
1282	A. '85, Dec. 7 F. '89, Nov. 11	*BEARD, EDWIN THOMAS . . .	Wallsend, Pevensey, Sussex.
148	A. '68, Nov. 9 F. '89, Nov. 11	BEAUCHAMP, CHARLES DAVIE .	9, Whitehall Place, S.W.
1450	1888, Feb. 6	BEAUMONT, CHARLES . . .	East Bridgford, near Nottingham.
136	1868, Nov. 2	BEAUMONT, GEORGE . . .	East Bridgford, near Nottingham.
2164	1891, Nov. 4	BECK, ARTHUR CLEMENT . .	Castle Rising, King's Lynn, and Sandringham.
1457	1888, Feb. 20	BECK, EDWARD WILLIAM . .	City Chambers, Norwich.
2165	1891, Nov. 4	BECK, FRANK REGINALD . .	Sandringham, Norfolk.
1561	1889, Jan. 28	BECKWITH, HENRY LANGTON .	14, North John Street, Liverpool.
959	A. '83, May 25 F. '87, May 23	*BEDELLS, CHARLES HERBERT .	6, John Street, Bedford Row, W.C.
525	1879, Jan. 6	BEDELLS, CHARLES KING . .	6, John Street, Bedford Row, W.C.
317	1873, Dec. 8	BEESTON, FRED., F.R.I.B A. .	30, Lincoln's Inn Fields, W.C.
1433	1888, Jan. 9	BEKEN, GEORGE	2, Circus Place, London Wall, E.C.
1987	1891, Mar. 14	BEKEN, WALTER	2, Circus Place, London Wall, E.C.
1458	1888, Feb. 20	BELL, JOSEPH ASKEW . . .	Rufford Estate Office, Ollerton, Notts.
1662	A. '89, Dec. 9 F. '94, Apr. 2	*BELLINGHAM, ARCHIBALD TURNER	Dover's Green, Reigate, Surrey.
1187	1884, May 26	BENINGFIELD, HENRY . . .	44, Haymarket, S.W.
388	1875, Mar. 1	BENNETT, THOMAS OATLEY . .	Bruton, Somerset.
1212	A. '84, Nov. 10 F. '90, Dec. 8	*BENSON, ROBERT ALAN . . .	Duchy of Cornwall Office, Liskeard, Cornwall.
1214	1884, Dec. 8	BERTWISTLE, JAMES	1, Tackett's Street, Blackburn.
984	1883, Dec. 17	BETTRIDGE, EDWARD . . .	28, Waterloo Street, Birmingham.
1239	1885, Jan. 12	BICKERTON, GEORGE ARTHUR .	82, King William Street, E.C.
1766	1890, Mar. 10	BICKERTON-WILLIAMS, EDWARD	City Chambers, 82, New Street, Birmingham.
190	1869, Mar. 22	BIDWELL, CHARLES . . . . *(Member of Council)*	Ely, Cambridgeshire.
2167	1891, Nov. 4	BILSON, JOHN, F.R.I.B.A. . .	23, Parliament Street, Hull.
2059	1891, May 23	BINGHAM, ALFRED JOHN . .	Nalder Hill House, Newbury, and 5, Bolton Street, Piccadilly, W.
1919	1891, Jan. 17	BINGHAM, FREDERICK HENRY .	5, Bolton Street, Piccadilly, W.
396	1875, Apr. 12	BINGHAM, REUBEN	5, Bolton Street, Piccadilly, W.
131	1868, Oct. 26	BINNIE, THOMAS	207, Hope Street, Glasgow.
1330	A. '86, Dec. 6 F. 89, Nov. 11	*BIRCH, WALTER DE HOGHTON .	Hoghton Estate Office, Walton Hall, Preston, Lancashire.
1490	1888, Nov. 12	BIRD, JAMES BINFIELD . . .	West Cowes, Isle of Wight, and 14, Queen Victoria Street, E.C.
1636	1889, Dec. 9	BIRD, JOHN	Brampton, Huntingdon.
1154	1884, May 5	BIRD, WALTER	61, Edgware Road, W.
1351	A. '87, Jan. 10 F. '89, Feb. 25	BIRKETT, TOM	Foxton House, Penrith, Cumberland.
1320	1886, May 17	BIRKETT, WILLIAM	Don Villa, Cleethorpe Road, Grimsby, Lincolnshire.
1794	1890, May 29	BISHOP, CHARLES	Regent Circus, Swindon, Wilts.
2563	1893, Oct. 4	*BLACKBOURN, HENRY . . .	6, Queen Anne's Gate, S.W.

No.	Date of Election and of Transfer.	FELLOWS.	
6	1886, Dec. 6	BLACKFORD, ARTHUR . . .	61 & 62, Chancery Lane, W.C.
2	1885, Mar. 23	BLAKE, FREDERICK	130, Queen Street, Portsea, Hants.
8	1891, Nov. 4	BLAKE, GEORGE	Stradey Estate Office, New Road, Llanelly.
3	1888, Feb. 12	BLAKE, WILLIAM JOHN, JUN. .	45, High Street, Croydon.
3	1882, Mar. 18	BLAKEMORE, WILLIAM AGUTTER	6, Duke Street, Adelphi, W.C.
7	1884, Jan. 28	BLASHILL, THOMAS, F.R.I.B.A..	London County Council, Spring Gardens, S.W.
9	1891, Nov. 4	BLENCOWE, GEORGE	Bury St. Edmunds.
0	1891, Nov. 4	BLETSOE, HENRY HOPKINSON .	Thrapstone, Oundle.
8	1884, Jan. 28	BLEWITT, EDWARD ROBERT . .	Rainham, Essex.
8	1891, Mar. 14	BLIZARD, JOHN HY., A.M.I.C.E.	Lansdowne House, Castle Lane, Southampton.
1	A. '78, May 13 / F. '87, Mar. 7	BLOSSE, EDWARD F. LYNCH .	Charles Street Chambers, Cardiff.
1	1891, Nov. 4	BLYTON, GEORGE.	16, The Hawthorns, Church End, Finchley, N.
8	A. '82, Feb. 28 / F. '89, Nov. 11	BOA, ANDREW	Great Thurloe, Newmarket, Suffolk.
2	A '90, Nov. 22 / F. '93, Aug. 9	*BODY, ARTHUR, A.R.I.B.A.. .	15, Princess Square, Plymouth, Devon.
2	1888, Feb. 6	BODY, JOHN BOND	15, Princess Square, Plymouth.
0	1874, Feb. 2	BOLAM, CHARLES GODFREY . .	Estate Office, Boughton House, Kettering, Northamptonshire, and 82 & 83, Palace Chambers, S.W.
0	1876, May 8	BOLAM, WILLIAM THOMAS . .	Cross House, Westgate Road, Newcastle-upon-Tyne.
8	1875, Dec. 13	BOLDEN, JOHN LEONARD . .	Duchy of Lancaster Office, Lancaster Place, W.C.
0	1891, May 23	BOND, DOUGLAS VALE . . .	22, Surrey Street, Strand, W.C.
9	1869, May 3	BOND, ERASMUS	The Lodge, Englefield Green, near Staines.
4	1868, Jun. 15	BONNY, JAMES RIPPOTH . . .	Southall, Grove Park, S.E., and 47, Old Broad Street, E.C.
3	1882, May 22	BOOKER, ALGERNON ERSKINE .	Albion House, Hyde Park Square, W.
2	1891, Nov. 4	BOOTHBY, HENRY VERNON . .	Estate Office, Keele, Newcastle, Staffordshire.
2	1881, Dec. 19	BOTTERILL, WILLIAM . . .	23, Parliament Street, Hull.
5	1890, May 29	BOURNE, ROBERT ELLIOTT . .	Elwell, Totnes, Devon.
0	1887, Mar. 21	BOVILL, ALFRED, F.R.I.B.A. .	1, Cromwell Road, Glyn Road, Homerton, E.
7	1888, Dec. 10	BOWDEN, JOHN	14, Ridgefield, Manchester.
3	1891, Nov. 4	BOWDICH, JOHN	28, Moorgate Street, E.C.
7	1890, Apr. 14	BOWDITCH, HENRY	103, George Street, Croydon.
8	1890, Apr. 14	BOWLEY, JOHN CROSS . . .	Beeston, near Nottingham.
1	1888, Nov. 12	BOWMAN, JOHN JAMES . . .	Estate Office, Netherby, Carlisle.
5	1890, Jan 6	BOYD, JOHN JERMYN . . .	125, Piccadilly, W.
6	1888, Apr. 16	BOYES, HY. COWELL, F.R.I.B.A.	62, Lincoln's Inn Fields, W.C.
5	1886, Nov. 22	BRACKETT, ARTHUR WILLIAM .	27, High Street, Tunbridge Wells, Kent.
4	A. '90, Nov. 22 / F. '92, May 30	*BRACKETT, FREDERICK HENRY.	27, High Street, Tunbridge Wells, Kent.
0	1883, Jan. 29	BRACKETT, WILLIAM . . .	27, High Street, Tunbridge Wells, Kent.
4	1891, Nov. 4	BRADFORD, WALTER	Rose Cottage, Church Road, Wimbledon.
5	1891, Nov. 4	BRADLEY, WILLIAM EDWARD .	The Hall, Ebberston, York.
2	1889, Jan. 28	BRADY, CHARLES ALLDIS . .	17, Warren Street, Stockport, Cheshire.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
1524	A. '88, Dec. 10 / F. '93, Nov. 13	*Brady, Ralph Hollinshed	78, Cross Street, Manchester.
1989	1891, Mar. 14	Brady, William Hollinshed	17, Warren Street, Stockport, Cheshire.
1397	1887, Dec. 5	Brailsford, Henry	Park Nook, near Derby.
1059	1884, Jan. 28	Bray, Harry	14, Warwick Court, Gray's Inn, W.C.
1441	1888, Jan. 23	Breach, Benjamin l'Anson	2 and 3, Serle Street, Lincoln's Inn Fields, W.C.
727	1882, Feb. 13	Brereton, Franc S., F.R.I.B.A.	292, High Holborn, W.C.
2176	1891, Nov. 4	Brereton, Thomas Bloomfield Sadleir	292, High Holborn, W.C.
1920	1891, Jan. 17	Brewer, Frank John, F.R.I.B.A.	2, Upper Hill Street, Richmond, Surrey.
1921	1891, Jan. 17	Briant, Robert	200, Kennington Park Road, S.E.
829	1882, Dec. 18	Bridgewater, Bentley James	80, Cheapside, E.C.
1370	1887, Feb. 21	Bridgford, Ernest James	28, Cross Street, Manchester.
1309	1886 Mar. 8	Bridgford, Col. Robert, C.B.	28, Cross Street, Manchester.
953	1883, May 25	Brinsley, George	30 and 31, New Bridge Street, E.C.
2177	1891, Nov. 4	Brocklebank, John	58A, Yorkshire Street, Rochdale.
2178	1891, Nov. 4	Brodrick, Frederick Stead	Cogan Chambers, Bowl Alley Lane, Hull.
1990	1891, Mar. 14	Brooks, Charles W., A.R.I.B.A.	63, Finsbury Pavement, E.C.
1834	1890. Nov. 22	Broster, Robert Buck	6 & 8, Temple Street, Keighley.
2135	A. '91, May 23 / F. '93, May 29	*Brown, Alexander Burnett	Granville House, Arundel Street, Strand, W.C.
1060	1884, Jan 28	Brown, Bradshaw	Billiter Square Buildings, E.C.
322	1874, Jan. 5	Brown, Daniel Johnson	10, Hill's Place, Oxford Street, W.
1500	1888, Nov. 26	Brown, Frank John	Tring, Herts.
63	1868, Jul. 13	Brown, George	Roborough House, Barnstaple, Devonshire.
634	1881, Dec. 19	Brown, George James	34, Great George Street, S.W.
933	1883, April 30	Brown, John Powles	21, East Street, Hereford.
173	1869, Feb. 23	Brown, Thomas F., M.I.C.E.	Guildhall Chambers, Cardiff.
2061	1891, May 23	Brown, William	67, Renfield Street, Glasgow.
1313	1886, May 3	Brown, William Blumfield	7, Southampton Street, Bloomsbury, W.C.
1142	A. '84, Apr. 21 / F. '90, Apr. 14	Browne, Flint	73, Cheapside, E.C.
1046	A. '84, Jan. 14 / F. '90, Mar. 24	Bruce, Robert Knight	Mentmore Estate Office, Leighton Buzzard, Bucks.
2482	1892, Feb. 26	Bruton, Henry William	Albion Chambers, Gloucester.
2180	1891, Nov. 4	Bryden, Robert A., F.R.I.B.A.	212, St. Vincent Street, Glasgow.
1291	1886, Jan. 11	Brydon, Robert	The Dene, Seaham-Harbour, Durham.
246	1870, Dec. 12	Buchan, Thomas	15, Barrack Street, Dundee.
77	1863, July 13	Buck, Albert *(Member of Council)*	Worcester.
1542	1889, Jan. 14	Buck, Herbert Wilson	Pierpoint Street, Worcester.
1284	A '85, Dec. 7 / F. '89, Jan. 14	*Buckland, Alfred Virgoe	66, Cannon Street, E.C.
270	1871, Dec. 18	Buckland, Frank Bowry	Windsor.
1684	1890, Jan. 6	Buckland, Henry Duneau	4, Bloomsbury Square, W.C., and Windsor.
1835	1890. Nov 22	Buckley, George	Tower Chambers, Halifax, Yorkshire.
2181	1891, Nov. 4	Bull, Alfred Edwin	35, Craven Street, Charing Cross, W.C.

No.	Date of Election and of Transfer.	FELLOWS.	
52	1891, Nov. 4	BULL, WALTER	35, Old Jewry, E.C.
52	1891, Jan. 17	BURCHELL, SIDNEY HERBERT .	Reigate, Surrey, and Wool Exchange, E.C.
5	1884, Dec. 8	BURD, LAURENCE	Mayfield, Shrewsbury.
13	1889, Jan. 14	BURD, TIMOTHEUS HENRY . .	School Gardens, Shrewsbury.
96	1890, May 29	BURMESTER, JOHN WILLIAM STANLEY, F.R.I.B.A. . . .	30, Lincoln's Inn Fields, W.C.
38	1891, Nov. 4	BURNET, FRANK	69, West Regent Street, Glasgow.
97	1890, May 29	BURNETT, ALFRED ANDREW .	2, High Street, Southampton.
35	1881, Dec. 19	BURNETT, DAVID	14, Nicholas Lane, E.C.
25	1889, May 13	‡BURNETT, GEORGE JOHN MULCASTER.	Bylands, Redbourn, Herts.
79	1875, Feb. 1	BURROUGHES, THOMAS HENRY.	30, Lincoln's Inn Fields, W.C., and 16, Lower Berkeley Street, W.
32	A. '86, Dec. 6; F. '90, Jan. 6	*BURROWS, ALFRED JOHN . .	41, Bank Street, Ashford, Kent.
16	1884, Dec. 8	BURTENSHAW, ALBERT . . .	Hailsham, Sussex.
11	A. '87, Dec. 19; F. '91, May 25	*BUSHELL, HENRY	22, Great James Street, Bedford Row, W.C.
23	1874, Jan. 5	BUZZARD, ALFRED LINDSEY. .	22, Surrey Street, Strand, W.C.
537	1889, Dec. 9	BYRON, AUGUSTUS WILLIAM .	Sutton Estate Offices, Duckmanton, Chesterfield.
84	1891, Nov. 4	CABLE, JAMES M.	11, Acre Lane, Brixton, S.W.
538	1889, Dec. 9	CÆSAR, CHARLES EDWARD . .	105, Tooley Street, Southwark, S.E.
185	1891, Nov. 4	CALVERT, ARTHUR RICHARD .	14, Low Pavement, Nottingham.
798	1890, May 29	CAMPBELL, HENRY HUNTER .	Sutton Hall, St. Helen's, Lancashire.
377	1887, Mar. 7	CANNING, WILLIAM BROWNE .	Salisbury, and Elston, near Devizes.
787	A. '82, Mar. 27; F. '84, Jan. 14	CARD, HENRY CURTIS . . .	North Street, Lewes, Sussex.
483	1892, Feb. 26	CARDONA, JOSEPH, JUN. . . .	Waterport Street, Gibraltar.
799	1890, May 29	CAREW, JOHN THEODORE . .	22, Surrey Street, Strand, W.C.
800	A. '82, Apr. 24; F. '83, Jan. 15	CARPENTER, EVAN GEORGE .	45, High Street, Croydon, Surrey.
186	1891, Nov. 4	CARRINGTON, THOMAS . . .	Kiveton Park, near Sheffield.
232	A. '70, Feb. 7; F. '80, Nov. 22	CARRITT, ERNEST, A.R.I.B.A. .	18 & 19, Great St. Helen's, E.C.
187	1891, Nov. 4	CARSWELL, WILLIAM	Capesthorne, Chelford, Cheshire.
636	1881, Dec. 19	CARTWRIGHT, SIR HENRY EDWARD	1, Courtfield Gardens, S.W.
188	1891, Nov. 4	CARTWRIGHT, JOSHUA . . .	Bury, Lancashire.
991	1891, Mar. 14	CASTELL, CHARLES SMITH . .	2, Pont Street, Belgrave Square, S.W.
1603	1889, Mar. 18	CASTLE, ARTHUR	11, King Edward Street, Oxford.
637	1881, Dec. 19	CASTLE, HENRY JAMES . . .	37, Bedford Row, W.C.
1201	A. '84, May 26; F. '87, Nov. 14	CASTLE, SYDNEY CHARLES COURTENAY.	40, Chancery Lane, W.C., and Neustead, Auckland Road, Upper Norwood, S.E.
278	1872, Mar. 11	CASTLE, WILLIAM HENRY BALDWIN	40, Chancery Lane, W.C.
247	1870, Dec. 12	CATES, ARTHUR, F.R.I.B.A.. .	7, Whitehall Yard, S.W.
362	1875, Jan. 4	CAVE, HENRY H.	Estate Office, Northampton.

‡ Special Forestry Certificate.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
1460	1888, Apr. 30	CAVE, THOMAS NEWMAN . .	Horton, Northamptonshire.
1886	1890, Nov. 22	CHALK, HENRY PHILIP . . .	Linton, Cambridgeshire.
1061	1884, Jan. 28	CHANCELLOR, ALBERT . . .	1, King Street, Richmond, Surrey.
219	1870, Jan. 10	CHANCELLOR, FRED., F.R.I.B.A.	20, Finsbury Circus, E.C., and Chelmsford, Essex.
2189	1891, Nov. 4	CHAPMAN, HENRY JAMES. . .	50, Belgrave Road, S.W.
1800	1890, May 29	CHARLES, RICHARD STAFFORD .	St. Martin's House, 1, Gresham Street, E.C.
1768	1890, Mar. 24	CHART, ROBERT MASTERS . .	The Vestry Hall, Mitcham, Surrey.
2190	1891, Nov. 4	CHASEMORE, PHILIP	Ashleigh, Horsham, Sussex.
1923	1891, Jan. 17	CHATTELL, DAVID JAMES . .	29A, Lincoln's Inn Fields, W.C.
2191	1891, Nov. 4	CHATTERTON, GEO., M.I.C.E. .	46, Queen Anne's Gate, S.W.
1274	1885, Nov. 23	CHESTERTON, EDWARD . . .	22, Lower Phillimore Place, Kensington, W.
1755	1890, Mar. 10	CHESTERTON, SIDNEY RAWLINS.	22, Lower Phillimore Place, Kensington, W.
1135	1884, Apr. 21	CHESTON, CHESTER	Dashwood House, New Broad Street, E.C.
1992	1891, Mar. 14	CHESTON, HORACE, F.R.I.B.A.	5, Union Court, Old Broad Street, E.C.
2192	1891, Nov. 4	CHETWOOD, STEPHEN	Waltham Abbey, Essex.
2193	1891, Nov. 4	CHEW, HENRY VICTOR . . .	43, New Broad Street, E.C.
1781	1890, Feb. 24	CHILD, FRED	65 & 66, Chancery Lane, W.C., and 1, Station Road, New Barnet.
57	1868, Jul. 6	CHINNOCK, FREDERICK GEORGE	11, Waterloo Place, S.W.
1993	1891, Mar. 14	CHOWEN, HENRY LLEWELLYN .	Londesborough Estate Office, Market Weighton, Yorkshire.
1112	A. '84, Feb. 25 / F. '91, June 29	CHRISTY, ARCHIBALD ERNEST .	30, Great St. Helen's, E.C.
1347	1887, Jan. 10	CLARE, EDWARD LOVELL . .	Yorkshire Bank Chambers, Bradford, and 33 Friar Lane, Leicester.
2484	1892 Feb. 26	CLARK, JOHN MCCLARE . . .	Haltwhistle, Northumberland.
1639	1889 Dec. 9	CLARK, NATHANIEL	Beamish Park, Chester-le-Street, Co. Durham.
681	1882, Jan. 16	CLARK, SAMUEL	8, New Cavendish Street, W.
682	1882, Jan. 16	CLARKE, ALFRED DUDLEY . .	Estate Office, Abberley, Stourport, Worcestershire.
1801	1890, May 29	CLARKE, CHRISTOPHER . . .	Charlcot, Bedale, Yorkshire.
1994	1891, Mar. 14	CLARKE, GEORGE ERNEST . .	12, Coleman Street, E.C.
1074	A. '84, Jan. 2 / F. '86, Jan. 11	CLARKE, HOWARD CHATFEILD .	63, Bishopsgate Street Within, E.C.
1508	1888, Dec. 10	CLARKE, JOHN WILLIAM . .	Guisbrough, Yorkshire.
1007	A. '83, Dec. 17 / F. '89, Nov. 11	CLARKE, PERCY HENRY. . .	2, Lancaster Place, W.C.
973	1888, Nov. 12	CLARKE, RICHARD	77, Colmore Row, Birmingham.
1924	1891, Jan. 17	CLARKE, STANLEY	202, Bishopsgate Street Without, E.C.
27	1868, Jun. 15	CLARKE, THOMAS C., F.R.I.B.A. (*President*)	63, Bishopsgate Street Within, E.C.
2194	1891, Nov. 4	CLARKSON, JOHN, F.R.I.B.A. .	Ormond Chambers, 28, Great Ormond Street, W.C.
1837	1890, Nov. 22	CLARKSON, WILLIAM	136, High Street, Poplar, E.
1686	1890, Jan 6	CLIFTON, JAMES E., F.R.I.B.A.	Swanage, Dorset.
1122	A. '84 Mar. 10 / F. '89 Jan. 28	CLIFTON, WM. E., F.R.I.B.A. .	7, East India Avenue, Leadenhall Street, E.C.
1701	1890, Jan. 27	CLOUGH, RICHARD CHARLES BUTLER	Ty Maur, Denbigh, North Wales.

Date of Election and of Transfer.	FELLOWS.	
1886, Mar. 8	Clough-Taylor, Horace Geo.	39, Friar Lane, Leicester.
1868, Jun. 15	Clutton, Henry, F.R.I.B.A. .	Hartswood, Reigate, Surrey.
1868, Jun. 15	Clutton, John . . . . . (*Past-President*)	9, Whitehall Place, S.W.
A. '68, Jul. 13 / F. '75, May 10	Clutton, John Henry . . .	9, Whitehall Place, S.W.
A. '68, Jul. 6 / F. '74, Apr. 13	Clutton, Ralph	9, Whitehall Place, S.W.
A. '70, Jan. 10 / F. '75, Dec. 13	Clutton, Ralph William . .	Hartswood, Reigate, Surrey.
1868, Jul. 13	Clutton, Robert George . . (*Member of Council*)	9, Whitehall Place, S.W.
1869, Jan. 11	Clutton, William James . .	The Mount, York, and The Castle, Cockermouth.
A. '85, Dec. 7 / F. '94, May 28	*Coales, Herbert George, A.M.I.C.E	Market Harborough Local Board Offices, Market Harborough.
1882, Jan. 30	Cobb, Herbert Mansfield .	Higham, Kent, and 53, Lincoln's Inn Fields, W.C.
1889, Jan. 14	Cobham, Charles	"The Shrubbery," Gravesend, Kent, and Local Board Office, Grays, Essex.
1890, Nov. 22	Cobham, George Radcliffe .	1 & 3, Edwin Street, Gravesend, Kent.
A. '90, Nov. 22 / F. '94, Apr. 16	*Cobham, George William . .	1 & 3, Edwin Street, Gravesend, Kent.
1891, Nov. 4	Cocks, Robert	Estates Office, Altrincham, Cheshire.
1891, Nov. 4	Cocks, Samuel Roger . . .	5, St. Thomas' Street, Ryde, Isle of Wight.
1890, Nov. 22	Coles, Samuel Hood Cowper .	Penmyarth, Crickhowell, S. Wales.
A. '82, Feb. 27 / F. '84, Jan. 28	Colgate, Thomas	Sheffield Park, Uckfield, Sussex.
1890, Feb. 10	Collier, Richard James . .	34, Finsbury Pavement, E.C.
1891, Nov. 4	Collier, Walter Henry . .	31, Moorgate Street, E.C.
A. '87, Dec. 19 / F. '91, Feb. 2	Collingham, John Cyril Lees.	19, Mount Street, W.
1868, Aug. 17	Collins, Henry H., F.R.I.B.A.	61, Old Broad Street, E.C.
A. '82, Dec. 4 / F. '91, Jan. 19	Collins, Marcus E.	61, Old Broad Street, E.C.
1891, Nov. 4	Coltman, Walter John. . .	39, Great James Street, Bedford Row, W.C.
1891, Jan. 17	Colyer, Frederick, M.I.C.E. .	18, Great George Street, S.W.
1888, Nov. 26	Combes, Cyrus	Tisbury, Wilts, and Misterton, Crewkerne, Somerset.
1869, Apr. 5	Comely, John Gill	Winchester, Hants.
1891, May 23	Commin, Frederick James . .	7, Bedford Circus, Exeter.
1891, Jan. 17	Conder, Alfred, F.R.I.B.A. .	Palace Chambers, 9, Bridge Street, S.W.
1889, Jan. 28	Cooke, Henry	Thong, near Gravesend.
1884, May 19	Cooper, Arthur Leslie . .	17, Friar Street, Reading.
1891, Nov. 4	Cooper, George Warren . .	Bedford Row House, Bedford Row, W.C.
1882, Jan. 30	Cooper, John Groves . . .	Bideford, Devon.
1891, Jan. 17	Cooper, John Robert . . .	35, Old Jewry, E.C., and Queen's Lodge, West End Lane, West Hampstead, N.W.
1876, Apr. 24	Coote, George	Smeetham Hall, Sudbury, Suffolk.
1891, Nov. 4	Copland, William R., M.I.C.E.	146, West Regent Street, Glasgow.
1891, Nov. 4	Corbett, Christopher. . .	9, Albert Square, Manchester.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
1597	1889, Mar. 4	CORBETT, EDWIN WORTLEY MONTAGU	Bute Estate Office, Castle Street, Cardiff.
2202	1891, Nov. 4	CORBY, JOSEPH BOOTHROYD	Scotgate, Stamford, Lincolnshire.
2453	A. '91, Nov 4 F. '92, May 30	*CORDEROY, ATHELSTANE.	19, Queen Anne's Gate, S.W.
1581	1889, Feb. 25	CORDEROY, GEORGE	19, Queen Anne's Gate, S.W.
926	A. 83, Apr. 16 F. '89, Nov. 11	COUCHMAN, HENRY BOTELER	40, Coten End, Warwick.
934	1883, April 30	COUCHMAN, ROBERT EDWARD	35, Paradise Street, Birmingham.
2203	1891, Nov. 4	COULSON, WILLIAM LINDSAY	Clarendon House, Elmwood Road, Croydon.
556	1880, Jan. 5	COVERDALE, FREDERICK JOHN	Ingatestone Hall, Essex.
728	1882, Feb. 13	COVERDALE, HENRY	11, St. Helen's Place, E.C.
1840	1890, Nov. 22	COWGILL, BRIAN BOLLANS HIRD	13A, Piece Hall Yard, Bradford.
1732	1890, Feb. 24	COX, EDWARD SAMUEL	3, New Street, York.
729	1882, Feb. 13	COX, GEORGE JAMES	2, Montague Lawn, and 1, Promenade, Cheltenham.
2204	1891, Nov. 4	CRANFIELD, WILLIAM BATHGATE	6, Poultry, E.C.
159	1869, Jan. 25	CRAWTER, JOHN	Cheshunt, Herts.
961	A. '83, May 25 F. '88, Nov. 26	CRAWTER, JOHN, JUN.	41, Bedford Row, W.C., and Cheshunt, Herts.
160	1869, Jan. 25	CRICKMAY, GEORGE RACKSTROW, F.R.I.B.A.	17, Parliament Street, S.W., and St. Thomas Street, Weymouth.
641	1889, Dec. 9	CRICKMAY, JOHN EDWARD	Weymouth, Dorset.
2205	1891, Nov. 4	CROCKETT, EDWIN ARTHUR BRASSEY	11, Pancras Lane, E.C.
608	A. '81, Feb. 7 F. '90, Feb. 24	CROFTS, EWAN NEVILE	Caythorpe, Grantham, Lincolnshire.
730	1882, Feb. 13	CRONK, EDWYN EVANS	12, Pall Mall, S.W., and Sevenoaks, Kent.
731	1882, Feb. 13	CRONK, FRANK	12, Pall Mall, S.W., and Sevenoaks, Kent.
871	1883, Jan. 29	CRONK, WILLIAM HENRY	Sevenoaks, Kent.
416	1876, Jan. 10	CROSS, JOHN (*Member of Council*)	77, King Street, Manchester.
1754	1890, Mar. 10	CROSS, WILLIAM HASLAM	77, King Street, Manchester.
307	1873, Apr. 21	CROSS, WILLIAM S., F.R.I.B.A.	18, Outer Temple, and 2, Cecil Street, Strand, W.C.
2206	1891, Nov. 4	CROWTHER, JOHN HERBERT	38, New Street, Huddersfield.
2208	1891, Nov. 4	CRUWYS, ROBERT	Bank Chambers, 465, Brixton Road, S.W.
1928	1891, Jan. 17	CUMBERLAND, EDWARD ANTHONY	Luton and Leighton Buzzard.
1604	1889, Mar. 18	CUNDY, HUBERT JOHN	Wetherby and Leeds, Yorkshire.
32	1868, Jun. 15	CURREY, HENRY, F.R.I.B.A.	37, Norfolk Street, W.C.
1565	1889, Jan. 28	CURREY, PERCIVALL, F.R.I.B.A.	37, Norfolk Street, W.C.
1381	1887, Mar. 21	CURRY, HENRY JOHN	58, High Street, Stockton-on-Tees.
581	1880, Dec. 13	CURTIS, CHARLES EDWARD	26, Gledstanes Road, West Kensington, W.
483	1877, Apr. 16	CURTIS, ROBERT LEABON	119 and 120, London Wall, E.C.
543	1879, Apr. 28	CURTIS, SAMUEL PERKINS	119 and 120, London Wall, E.C.
2063	1891, May 23	CUTLAN, JOHN ELLIS	Market Square, Wellingborough, Northamptonshire.
2209	1891, Nov. 4	CUXSON, GEO. A. P., A.R.I.B.A.	17, Victoria Street, S.W.

Date of Election and of Transfer.	FELLOWS.	
A. '75, Feb. 15 F. '84, Jan. 14	DALE, JOHN	16, Whitehall Place, S.W.
1881, Dec. 19	DALLAS, EDWIN STUART . . .	34, Great James Street, Bedford Row, W.C.
1883, Dec. 17	DANIEL, HARRY AUGUSTUS HOOD	Keynsham Manor, near Saltford, Somerset.
1882, Feb. 13	DANN, HENRY	Dartford, Kent.
1891, Nov. 4	DANSKEN, JOHN	121, West Regent Street, Glasgow.
A. '89, Dec. 9 F. '91, Apr. 6	*DARCH, JOHN	74, Sarsfeld Road, Balham, S.W.
1878, Apr. 29	DARLEY, WILLIAM	Llangwrn, Corwen, North Wales.
A. '83, Feb. 26 F. '91, May 25	DASH, ROLAND ASHFORD . .	9, Whitehall Place, S.W., and Walton-on-Thames.
1883, Feb. 26	DASH, THOMAS ALEXIS . . .	Faris Tarn, Woodham Lock, Addlestone, Surrey.
A. '88, Dec. 10 F. '92, July 4	*DAVEY, HENRY THOMAS . .	34, Cambridge Gardens, Hastings.
1891, Mar. 14	DAVEY, JOHN GEORGE ELLIS .	Vere Lodge, Raynham, Fakenham, Norfolk.
A. '82, Dec. 18 F. '90, Nov 10	DAVID, EDMUND USSHER . .	Llandaff, near Cardiff.
1888, Dec. 10	DAVIES, GEORGE HUMPHREYS .	8, Laurence Pountney Hill, E.C.
1889, Feb. 25	DAVIES, JOHN	Mollington, Chester.
1873, Feb. 10	DAVIES, JOHN MORGAN . . .	Froodvale, Llanwrda, South Wales.
1891, Nov. 4	DAVIES, WALTER	6, Waterloo Place, S.W.
1891, Nov. 4	DAVIS, ALFRED T., A.M.I.C.E. .	Shirehall, Shrewsbury.
1891, Mar. 14	DAVIS, CHARLES EDWARD . .	Kirtling, near Newmarket, Cambs.
A. '82, Mar. 13 F. '89, Nov. 11	DAVIS, CHARLES JAMES . . .	32, Strand, W.C.
1891, Nov. 4	DAVIS, FREDERICK WILLIAM .	Bridge House, 181, Queen Victoria Street, E.C.
A. '77, Dec. 10 F. '81, Nov. 14	DAVIS, JAMES	32, Strand, W.C.
1883, Feb. 26	DAW, WILLIAM HERBERT . .	6, Ironmonger Lane, E.C.
1891, Nov. 4	DAWSON, EDWARD H., A.R.I.B.A.	41, Market Street, Lancaster.
1891, Jan. 17	DAWSON, JOHN GEORGE . . .	4, Lincoln's Inn Fields, W.C., and Kingston-on-Thames.
1891, Nov. 4	DAWSON, PERCY JOHN . . .	Zinal, Palace Road, Streatham Hill, S.W.
1889, Dec. 9	DAY, GEORGE CARLETON . .	Estate Office, Woodbridge, Shaftesbury, Dorset.
A. '83, Dec. 17 F. '87, Nov. 14	*DAY, WILLIAM, JUN. . . .	23, High Street, Maidstone, Kent.
1882, Jan. 16	DEACON, THOMAS MARK. . .	1, Adelaide Street, Charing Cross, S.W.
1890, Feb. 24	DEANE, EDWARD	148, Friar Street, Reading, Berks.
1890, Mar. 10	DEARLE, WILLIAM HENRY . .	6, John Street, Adelphi, W.C.
A. '92, Nov. 28 F. '93, Aug. 9	*DEBENHAM, FRANK BRIDGEWATER	80, Cheapside, E.C.
1888, Jan. 23	DEBENHAM, FRANK GISSING .	Cheshunt Park, Herts, and 80, Cheapside, E.C.
A. '91, May 23 F. '93, Aug. 9	*DEBENHAM, HORACE BENTLEY.	80, Cheapside, E.C.
1891, Nov. 4	DEER, EDWARD	Stratford-on-Avon.
A. '88, Dec. 17 F. '91, Oct. 15	DEMETRIADI, THOMAS MARSDEN	28, John William Street, Huddersfield.
A. '89, Dec. 9 F. '94, Jan. 22	*DENDY, WILLIAM COOPER . .	46, Fordwych Road, Brondesbury, N.W.
1891, Jan. 17	DENNISON, JOHN W., F.R.I.B.A.	Wakefield Lodge, East Ham, Essex.
1883, Jan. 15	DENT, RALPH JOHN. . . .	Highfield Villas, Sedbergh, Yorkshire.
1882, Feb. 27	DEW, WILLIAM ARTHUR . . .	Wellfield House, Bangor.
1890, Feb. 10	DE WEND, WILLIAM FENTON .	New Market Buildings, Bridgnorth.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1228	A. '84, Dec. 8 / F. '85, May 16	*Dickson, Thomas Arthur . .	Estate Office, Overston Park, Northampton.
884	1883, Feb. 12	Dinwiddy, Thomas	Croom's Hill, Greenwich Park, S.E.
169	A. '69, Feb. 8 / F. '78, Feb. 25	Dodgson, Wilfred Longley .	The Court, Cleobury North, Bridgnorth, and 55, Broad Street, Ludlow.
1136	1884, Apr 21	Doll, Charles Fitzroy . .	74, Gower Street, Bedford Square, W.C.
2217	1891, Nov. 4	Dollar, Peter, A.R.I.B.A. .	Clock House, Arundel Street, Strand, W.C.
1415	A. '87, Dec. 19 / F. '91, Dec. 7	*Done, John James	45, Lincoln's Inn Fields, W.C.
1250	1885, Feb. 9	Donne, Henry	Leek Wootten, Warwick.
2218	1891, Nov. 4	Dorning, Arthur Harry . .	41, John Dalton Street, Manchester.
1582	1889, Feb. 25	Dorning, Elias	41, John Dalton Street, Manchester.
163	A. '69, Jan. 25 / F. '82, Nov. 31	Dowden, Henry Joseph . .	314, Regent Street, Portland Place, W.
493	1878, Jan. 14	Downing, Frederick . . .	7A, Whitehall Yard, S.W.
1997	1891, Mar. 14	Downing, Hy. P. B., A.R.I.B.A.	175, Strand, W.C.
2219	1891, Nov. 4	Dowsett, Charles Finch . .	3, Lincoln's Inn Fields, W.C.
1841	1890, Nov. 22	Dransfield, Henry Brook .	12, 13, & 14, Estate Buildings, Huddersfield.
817	A. '82, May 22 / F. '84, May 19	Draper, Arthur Thomas . .	Friar Lane, Leicester.
1348	1887, Jan. 10	Dray, Alfred	Town Hall Chambers, Hastings, Sussex.
301	1873, Feb. 10	Drew, Henry . . . . . (*Member of Council*)	15, Queen Street, Exeter.
1336	A. '86, Dec. 6 / F. '88, Nov. 12	*Drew, Henry Alban . . .	15, Queen Street, Exeter.
1095	A. '84, Feb. 11 / F. '89, Jan. 14	Drew, John Gould	15, Queen Street, Exeter.
2220	1891, Nov. 4	Dreweatt, Thomas	Newbury, Berkshire.
913	1883, April 2	Drewitt, George	94, High Street, Guildford.
419	A. '76, Jan. 10 / F. '78, Feb. 25	Driver, Charles William .	4, Whitehall, S.W.
9	1868, Jun. 15	Driver, Robert Collier . . (*Past-President*)	4, Whitehall, S.W.
582	1880, Dec. 13	Driver, Robert Manning . .	4, Whitehall, S.W.
684	1882, Jan. 16	Drury, Edw. Dru, F.R.I.B.A.	25, Queen Anne's Gate, S.W.
1692	A. '90, Jan. 6 / F. '93, Dec. 4	*Dudley, Edgar	Plympton, Devon.
1802	1890, May 29	Duke, Edward	Dorchester.
1803	1890, May 29	Duke, Freke Guy Rashleigh	Braehead, Kilmarnock.
2064	1891, May 28	Duke, Henry, Jun.. . . .	Dorchester, Dorset.
1779	1890, Apr. 14	Duncalfe, Henry George .	102, Darlington Street, Wolverhampton.
2221	1891, Nov. 4	Duncan, James Morison . .	70, Queen Street, E.C.
324	1874, Jan. 5	Dunch, Charles.	St. Clement's House, St. Clement's Lane, E.C.
252	1871, Jan. 30	Dunlop, Alexander Milne . (*Vice-President*)	3, Old Palace Yard, S.W.
1931	1891, Jan. 17	Dunn, William Henry . .	11, St. Helen's Place, E.C.
1932	1891, Jan. 17	Duvall, John William . .	The Grange, Ware.
2222	1891, Nov. 4	Dyball, Harvey	35, Bucklersbury, E.C.
1933	1891, Jan. 17	Dyball, Sextus	Gatton Lodge, Reigate, Surrey.
792	1882, Apr. 24	Dyer, William John . . .	Montpelier Row, Blackheath, S.E.
35	1868, Jun. 15	Dymond, Francis Williams .	Bampfylde House, Exeter.

Date of Election and of Transfer.	FELLOWS.	
1885, Feb. 9	EADE, ARTHUR WILLOUGHBY FRENCH	Feethams, Darlington.
A. '91, Dec. 10 / F. '92, May 30	*EAGLAND, WILLIAM FRANCIS .	274, Portland Road, South Norwood, S.E.
1889, Feb. 25	EAGLE, WILLIAM.	77, King Street, Manchester.
1883, Jan. 15	EALES, FRED. ERNST., F.R.I.B.A.	9, Welbeck Street, W.
1889, Feb. 25	EAMES, EDWARD	Stoke Manor, near Alresford, Hants.
1891, Jan. 17	EARDLEY, JOHN WILLIAM . .	Swanwick Colliery, Alfreton, Derbyshire.
1891, Nov. 4	EARLE, THOMAS ALGERNON . .	90, King Street, Manchester.
1891, Nov. 4	EARNSHAW, JACOB	36, South King Street, Manchester.
1891, Nov. 4	EASTHAM, JAS. COOK, A.M.I.C.E.	The Town Hall, Manchester.
1891, Mar. 14	EASTON, JOHN H.	Bowl Alley Lane, Hull.
1891, Mar. 14	EAYRS, JOHN THOS., M.I.C.E. .	Town Hall, West Bromwich.
1891, Jan. 17	EDMESTON, JAMES, F.R.I.B.A. .	42, Old Broad Street, E.C.
1884, Nov. 10	EDWARDES, CHARLES BIDWELL .	The Precincts, Peterborough.
1891, Nov. 4	EDWARDS, ARTHUR PHIPPEN .	Hutton, near Weston-super-Mare, Somerset.
1881, Dec. 19	EGERTON, HUBERT DECIMUS .	2 and 3, Serle Street, Lincoln's Inn, W.C.
1883, Dec. 17	EGGAR, JAMES ALFRED . . .	9, West Street, Farnham, Surrey.
1884, May 19	EGGINTON, JOHN	150, Friar Street, Reading.
A. 1879, Jan. 20 / F. 1883, Dec. 3	EILOART, FREDERICK EDWARD .	40, Chancery Lane, W.C.
1889, Nov. 25	ELDRIDGE, HERBERT . . .	28, Cadogan Place, Belgrave Square, S.W.
1891, Nov. 4	ELFORD, JOHN	King Street, Poole, Dorset.
1888, Jan. 9	ELGAR, J. EDWARD	Crockshard, Wingham, Kent.
A. '90, Nov. 22 / F. '92, Feb. 1	ELGOOD, FRANK M., A.R.I.B.A	98, Wimpole Street, W.
1887, Dec. 19	ELLEN, FREDERICK CHARLES .	The Auction Mart, Andover.
1884, Jan. 14	ELLIOTT, CHARLES	Wilts and Dorset Bank Chambers, George Street, Plymouth, and The Fawns, Ermington, Ivy Bridge, Devon.
1891, Nov. 4	ELLIS, EDWARD	Bedford Chambers, Exeter.
A. '80, Mar. 15 / F. '87, Nov. 14	ELLIS, ERNEST HAROLD . .	132, High Street, Guildford.
A. '90, Nov. 22 / F. '94, May 28	*ELLIS, FRANCIS, JUN. . . .	Trafford Park, Patricroft, near Manchester.
1891, May 23	ELLIS, FREDERICK	141, Inverness Terrace, W.
1882, Dec. 18	ELLIS, HENRY	57, Chancery Lane, W.C.
A. '88, Dec. 10 / F. '90, May 12	*ELLIS, HERBERT MOATES . .	143, Cannon Street, E.C.
A. '87, Jan. 24 / F. '91, Feb. 16	*ELLIS, RALPH STAPLES . . .	29, Fleet Street, E.C.
1883, Feb. 12	ELLIS, RICHARD ADAM . . .	45, Fenchurch Street, E.C.
1875, Feb. 1	ELLIS, SIR JOHN WHITTAKER, BART., M.P.	29, Fleet Street, E.C., and 18, Old Broad Street, E.C.
1891, May 23	ELLIS, WILLIAM ALFRED . .	176, Brompton Road, S.W.
1891, Nov. 4	ELLISON, MICHAEL	Duke of Norfolk's Estate Offices, Sheffield.
A. '81, Dec. 19 / F. '90, Dec. 8	ELWELL, WILLIAM HENRY . .	Surveyor's Office, Great Northern Railway, King's Cross, N.
1872, Feb. 26	EMMANUEL, BARROW	2, Finsbury Circus, E.C.
1891, Nov. 4	EVANS, ARTHUR OWEN . . .	Town Hall, Pontypridd, Glamorganshire.
1890, Mar. 10	EVANS, CHARLES LEE . . .	Norton Hill, Runcorn, Cheshire.

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1936	1891, Jan. 17	EVANS, GEORGE	1, Adelaide Street, W.C.
898	1883, Feb. 26	EVANS, ROBERT, F.R.I.B.A. .	Eldon Chambers, Wheeler Gate, Nottingham.
2231	1891, Nov. 4	EVANS, WALTER PEARSON . .	Caldwell, Nuneaton.
2232	1891, Nov. 4	EVANS, WILLIAM, A.M.I.C.E. .	St. John Street, Beverley, Yorkshire.
338	A. 1874, Feb. 16 / F. 1876, Nov. 27	EVANS, WILLIAM ERNEST . .	School Gardens, Shrewsbury.
2000	1891, Mar. 14	EVANS-VAUGHAN, HENRY . .	25, Lowther Arcade, Strand, W.C., and Newlan Estate Office, Milford-on-Sea, near Lymingto Hants.
1416	A. '87, Dec. 19 / F. '91, May 25	*EVE, HERBERT TRUSTRAM . .	2, St. Paul's Square, Bedford.
685	1882, Jan. 16	EVE, JOHN RICHARD	St. Paul's Square, Bedford, Bedfordshire.
104	1868, Aug. 3	EVE, WILLIAM	10, Union Court, Old Broad Street, E.C.
1382	1887, Mar. 21	EVERARD, JOHN BREEDON, M.I.C.E., F.R.I.B.A. . . .	6, Millstone Lane, Leicester.
2233	1891, Nov. 4	EVERILL, FRANK	59, Foregate Street, Worcester.
1549	A. '89, Jan. 14 / F. '92, Nov. 14	*EVES, WILLIAM LIONEL. . .	54, High Street, Uxbridge.
557	1880, Jan. 5	FAIR, JACOB WILSON	Haigh Hall, Wigan, and 8, Winckley Stre Preston.
1510	1888, Dec. 10	FAIR, JAMES STRETTON . . .	Estate Offices, Lytham, and 4, Winckley Stre Preston.
1174	1884, May 19	FAIR, THOMAS	Estate Offices, Lytham, Lancashire.
1937	1891, Jan. 17	FAIRCLOUGH, WILLIAM . . .	60, King Street, Manchester.
1758	1890, Mar. 10	FALCON, MICHAEL	Horstead House, Norfolk.
1062	1884, Jan. 28	FARMER, EDMUND	80, Cheapside, E.C.
2234	1891, Nov. 4	FARNAN, HENRY RICHARD . .	75, Coleman Street, E.C.
1759	1890, Mar. 10	FARRAR, SIDNEY H., M.I.C.E. .	54, Old Broad Street, E.C., and Port Elizabe Johannesburg, South Africa.
2002	1891, Mar. 14	FARRER, JOHN	Oulton, near Leeds, Yorkshire.
2235	1891, Nov. 4	FARTHING, WALTER THOMAS .	46, Strand, W.C.
1938	1891, Jan. 17	FARWELL, FREDERICK GEORGE .	11, Laura Place, Bath.
1321	1886, May 17	FAWKES, ALGERNON	Sudbury, Derby.
1037	1884, Jan. 14	FAYERMAN, GEORGE METCALFE	88, The Parade, Leamington, Warwickshire.
1402	1887, Dec. 19	FENN, JOHN	The Hall, Ardleigh, and 146, High Stre Colchester.
1712	1890, Feb. 10	FENN, THOMAS	Downton Castle, Ludlow.
565	A. '80, Jan. 19 / F. '87, Mar. 21	FENNING, HERBERT SAMUEL .	St. Paul's Square, Bedford, Bedfordshire.
2003	1891, Mar. 14	FENWICK, THOMAS, M.I.C.E. .	Leeds, Yorkshire.
1804	1890, May 29	FERGUSSON, JAMES	Livermere, Bury St. Edmund's, Suffolk.
974	1883, Nov. 12	FERRIS, GEORGE	Milton Manor, Pewsey, Wilts.
831	1882, Dec. 18	FIDDIAN, WILLIAM	Town Hall Offices, Stourbridge.
297	1873, Jan. 27	FIELD, FRANCIS HAYWARD . .	11, King Edward Street, Oxford.
872	1883, Jan. 29	FIELD, JAMES FREDERICK . .	54, Borough High Street, S.E.
1842	1890, Nov. 22	FILLINGHAM, EDWARD . . .	Spring Bank, Hull.
2236	1891, Nov. 4	FINN, ADOLPHUS	High Street, Lydd, Kent.
2237	1891, Nov. 4	FINN, ARTHUR GEORGE . . .	The Deanery, Chartham, Canterbury.

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1890, Nov. 22	Finn, George William . .	Westwood Court, Faversham, Kent.
{A. '83, Apr. 16 / F. '89, Jan. 14}	Fisher, Charles Browning .	Hill Crest, Market Harborough.
1888, Feb. 20	Fisher, Edward Knapp . .	Market Harborough, Leicestershire.
1884, Jan 14	Fleetwood, George . . .	15, Furnival's Inn, E.C.
1888, Mar. 5	Fletcher, Thomas . . .	{Estate Office, Dunkenhalgh, Clayton-le-Moors, near Accrington, and 46, Fishergate, Preston.
{A. '82, Feb. 13 / F. '91, June 29}	Flint, William Hurst. . .	11, Serle Street, Lincoln's Inn Fields, W.C.
1880, Jan. 19	Flockton, Thos. J., F.R.I.B.A.	15, St. James' Row, Sheffield.
1890, Feb. 24	Foden, Edward Antrobus .	Teddesley Estate Office, Penkridge, Staffordshire.
1890, May 29	Foley, John Howard . . .	Manvers Street, Trowbridge.
1891, May 23	Forbes, Charles Mansfeldt .	14, New Street, York.
1891, Nov. 4	Ford, Lawton, Robert . . .	{St. Thomas's Chambers, 24, Railway Approach, London Bridge, S.E.
1891, May 23	Formby, Geoffrey Oswald .	Lowther, Penrith.
1881, Dec. 19	Forrest, Robert	Windsor Estate Office, St. Fagans, near Cardiff.
1879, Dec. 8	Forshaw, Edward	Hanley, Staffordshire.
1890, Nov. 22	Forsyth, Thomas Hills . .	39, Northumberland Street, Newcastle-upon-Tyne.
1884, Jan. 14	Fosbery, William Thomas Exham	Warwick.
1872, Mar. 11	Foster, Charles Rolls . .	54, Pall Mall, S.W.
{A. '88, Dec. 10 / F. '92, Oct. 12}	*†Foster, Frank.	Adelphi Chambers, 7, John Street, W.C.
1891, Nov. 4	Foster, Henry Edwin . . .	6, Poultry, E.C.
1881, Dec. 19	Foster, Joseph Burgess . .	4, Cambridge Street, Plymouth, Devon.
1882, Jan. 16	Foulkes, Septimus Gifford .	Tring, Herts.
1882, Jan. 16	Fowler, Frederick. . . .	St. James' Street, Sheffield.
1890, May 29	Fowler, Gerard Edmund . .	93, New Street, Birmingham.
1890, May 29	Fowler, Henry	63, Dale Street, Manchester.
1882, Dec. 18	Fowler, Henry.	6, Waterloo Street, Birmingham.
1890, Apr. 14	Fowler, Reginald William .	3, Hartshead, Sheffield.
1887, Dec. 19	Fowler, Richard	118, Colmore Row, Birmingham.
1889, Mar. 18	Fowler, Sydney, A.R.I.B.A. .	9, Craig's Court, Charing Cross, S.W.
1891, Nov. 4	Fowler, William	69, Temple Row, Birmingham.
1891, Nov. 4	Fox, Charles James . . .	22, George Street, Halifax.
1890, Nov. 22	Fox, Edwin	99, Gresham Street, E.C.
1891, Nov. 4	Frampton, Alfred, A.R.I.B.A.	62 and 63, Basinghall Street, E.C.
1891, Nov. 4	France, Arthur Alderson .	99, Swan Arcade, Bradford.
1891, Nov. 4	France, Charles	99, Swan Arcade, Bradford.
1889, Jan. 14	Francis, George Futvoye . .	Eaton Chambers, Buckingham Palace Road, S.W.
1890, Mar. 10	Francis, Leon Albert . . .	6, John Street, Adelphi, W.C.
1890, May 29	Franklin, Arthur Thomas .	25, Ludgate Hill, E.C.
1883, April 16	Franklin, Thomas	Ascott, near Wallingford.
1890, May 29	Franklin, Thomas Frederick .	25, Ludgate Hill, E.C.

† Special Sanitary Science Certificate.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1114	A. '84, Feb. 25 / F. '90, Apr. 14	FREEMAN, SYDNEY	The Great Hall, Tunbridge Wells, Kent, and Queen Street, E.C.
1217	1884, Dec. 8	FREUER, WILLIAM	West Rudham, Swaffham, Norfolk.
2069	1891, May 23	FROST, FREDERIC CORNISH	Teignmouth, Devon.
369	1875, Jan. 18	FRY, GEORGE FREDERICK	46, London Road, Dover, Kent.
734	1882, Feb. 13	FRYER, GEORGE	15, Parliament Street, Hull, and Rose Vil Bishop Wilton, near York.
1063	1884, Jan. 28	FULLER, ERNEST	98, Wimpole Street, W.
1040	1884, Jan. 14	FULLER, HARRY	83, High Street, Croydon.
947	A. '83, May 21 / F. '88, Nov. 26	FULLER, HERBERT HENRY	15, Serjeants' Inn, Fleet Street, E.C.
1124	A. '84, Mar. 10 / F. '91, Apr. 20	FULLER, THOMAS ALFRED	The College, All Saints', Derby.
775	1882, Mar. 13	FURBER, HERBERT	2, Warwick Court, Gray's Inn, W.C.
1064	1884, Jan 28	FURBER, WILLIAM	2, Warwick Court, Gray's Inn, W.C.
417	1876, Jan. 10	GAIRDNER, EDWARD JAMES	27, Southampton Buildings, W.C.
2245	1891, Nov. 4	GALE, ARTHUR JOHN, F.R.I.B.A.	4, Serjeants' Inn, Fleet Street, E.C.
2004	1891, Mar. 14	GALE, ERNEST SEWELL	Falcon Court, 32, Fleet Street, E.C.
761	1882, Feb. 27	GALE, JOSEPH JOHN	Market Place, Wallingford, Berks.
819	1882, Nov. 13	GALPIN, CHARLES ALEXANDER	36, Pembroke Street, Oxford.
55	1868, Jul. 6	GALSWORTHY, FREDERICK THOMAS (*Member of Council*)	11, Waterloo Place, S.W.
1713	1890, Feb. 10	GAMBLE, SIDNEY GOMPERTZ, A.M.I.C.E.	Metropolitan Fire Brigade, Southwark Bri Road, S.E.
1606	1889, Mar. 18	GANDY, JAMES	22, Essex Street, Strand, W.C.
735	1882, Feb. 13	GARDINER, EDWARD JAMES	110, Great Russell Street, W.C.
127	1868, Sep. 28	GARDINER, WILLIAM JAMES	110, Great Russell Street, W.C.
98	A. 1868, Jul. 27 / F. 1883, Nov. 12	GARRARD, ARTHUR (*Member of Council*)	66, Cannon Street, E.C.
2246	1891, Nov. 4	GARRARD, NORTON BURROUGHS	Cranley Hall, Eye, Suffolk.
2247	1891, Nov 4	GARROOD, THOMAS WILLIAM M.	172, Fenchurch Street, E C.
1810	1890, May 29	GATE, ALFRED JOSEPH	20, Mecklenburg Square, W.C.
688	1882, Jan. 16	GATER, CALEB WILLIAM	Salisbury, Wilts.
1203	A. '84, May 26 / F. '89, Jan. 14	GAYFORD, HENRY JOHN	Raynham Estate Office, East Raynham, Norf
1643	1889, Dec. 9	GAZE, THOMAS WILLIAM	Frenze Hall, Diss, Norfolk.
935	1883, April 30	GERMAN, GEORGE	Packington House, Ashby-de-la-Zouch, Lei tershire.
2070	1891, May 23	GERMAN, HARRY	Loughborough, and Ashby-de-la-Zouch.
887	1883, Feb. 12	GERMAN, JOHN	Ashby-de-la-Zouch, Leicestershire.
1161	A. '84, May 5 / F. '87, Nov. 14	*GIBB, WILLIAM PASHLEY	Estate Office, Stafford Street, Dublin.
1294	A. '86, Jan. 11 / F. '90, Nov. 10	GIBBON, WM. JACOMB, A.R.I.B.A.	36, Great James Street, Bedford Row, W.C.
1620	1889, Apr. 29	GIBSON, DENSTON	98, New Street, Birmingham.
1668	A. '89, Dec. 9 / F. '93, May 8	*GIDDY, OSMAN HORTON	121, Pall Mall, S.W.
381	1875, Feb 1	GILBERT, WILLIAM HENRY SAINSBURY	62, Old Broad Street, E.C.

ap. No.	Date of Election and of Transfer.	FELLOWS.	
21	1889, Apr. 29	GILLART, DAVID	Towyn, Merionethshire.
56	1888, Mar. 5	GILPIN-BROWN, WILLIAM DUNDAS	Blankney Estate Office, Metheringham, Lincoln.
13	1869, Dec. 6	GIRDWOOD, JAMES	18, Adam Street, Adelphi, W.C.
19	1891, Nov. 4	GIVEN, MAXWELL.	Town Surveyor's Office, Coleraine, Co. Derry.
20	1876, Jan. 24	GLASIER, GEORGE HENRY BROUGHAM	7, St. James's Street, S.W.
02	1890, Jan. 27	GLEED, RICHARD CUMMINGS .	5, Adelaide Place, London Bridge, E.C.
90	A. '90, Nov. 22 / F. '93, Dec. 4	*GODDARD, ALEXANDER . . .	Knighton Spinneys, Leicester.
66	1889, Jan. 28	GODDARD, JOSEPH, F.R.I.B.A. .	6, Market Street, Leicester, and Carlton Chambers, 12, Regent Street, S.W.
86	A. '85, Dec. 7 / F. 86, May 17	*GODFREY, ROBERT, A.M.I.C.E. .	Valentine Road, King's Heath, near Birmingham
50	1891, Nov. 4	GODSELL, GEORGE HERBERT .	Palace Chambers, King Street, Hereford.
05	1891, Mar. 14	GOLDSMITH, WILLIAM . . .	40, Old Broad Street, E.C.
51	1891, Nov. 4	GOODACRE, JOHN, F.R.I.B.A. .	5, Friar Lane, Leicester.
11	1888, Dec. 10	GOODACRE, ROBT. J., F.R.I.B.A.	Friar Lane, Leicester.
89	1883, Dec. 17	GOODCHILD, JOSIAH	59, Tollington Park, N.
46	1889, Jan. 14	GOODWYN, LEONARD WILLIAM .	8, Granville Chambers, Granville Place, Portman Square, W.
06	1891, Mar. 14	GORDON, CHAS. G., A.M.I.C.E.	Colonia, Grove Park, Chiswick, W.
14	A. '73, May 19 / F. '78, Mar. 11	GORE, SPENCER W.	16, Whitehall Place, S.W.
39	1891, Jan. 17	GOTT, CHARLES, M.I.C.E. . .	8, Charles Street, Bradford.
52	1891, Nov. 4	GOTT, CHARLES HENRY. . .	8, Charles Street, Brad ord.
37	1889, Jan. 28	GOTT, FRANK	3, East Parade, Leeds.
78	A. '77, Feb. 12 / F. '82, Dec. 18	GOTTO, FREDERICK EDWARD	Stony Stratford, Bucks.
78	1880, Apr. 12	GOULDING, WILLIAM PURDHAM.	41, Moorgate Street, E.C.
71	1891, May 23	GOULDSMITH, GEORGE WALLER.	2, Pont Street, Belgrave Square, S.W.
72	1891, May 23	GOVER, ARTHUR S., F.R.I.B.A.	4, Queen Street Place, E.C.
53	1891, Nov. 4	GOVER, JOHN RICHARD . . .	44, Great Dover Street, Borough, S.E.
46	1890, Nov. 22	GRADWELL, ARTHUR RICHARD .	10, Richmond Terrace, Blackburn.
54	1891, Nov. 4	GRAHAM, ARTHUR GORE . . .	Victoria Chambers, Newport, Monmouthshire.
70	1875, Jan. 18	GRAHAM, WILLIAM	Victoria Chambers, Newport, Monmouthshire.
18	1884, Dec. 8	GRAIN, ARTHUR TRESS . . .	2, St. Andrew's Hill, Cambridge.
27	A. '82, Dec. 4 / F. '85, Jan. 12	GRANT, JAMES	Penrallt, Llanidloes, Montgomeryshire.
30	1885, Mar. 9	GRAVES, WALTER, F.R.I.B.A. .	Winchester House, Old Broad Street, E.C.
55	1891, Nov. 4	GREAVES, JOHN OLDROYD . .	69, Westgate, Wakefield.
91	A. '90, Nov. 22 / F. '94, Jan. 22	*GREEN, ALEXANDER ERNEST .	3, King Street, Cheapside, E.C.
59	1891, Nov. 4	GREEN, ALFRED WILLIAM . .	Clare Castle, County Clare, Ireland.
00	1882, Jan. 16	GREEN, JAMES	22, Chancery Lane, W.C.
35	1890, Feb. 24	GREEN, JOHN.	Dodderhill Court, Droitwich, Worcestershire.
56	1891, Nov. 4	GREEN, ROBERT COUPER . .	26, Fawcett Street, Sunderland,
38	1884, May 26	GREEN, SAMUEL	28 and 29, St. Swithin's Lane, E.C.
47	1890, Nov. 22	GREEN, THOMAS THORNTON .	12 & 13, Poultry, E.C.
57	1891, Nov. 4	GREGSON, WILLIAM	Baldersby, S.O., Yorks.
37	1884, Feb. 11	GRELLIER, HARLEY MAIR . .	6, Queen Anne's Gate, S.W.

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371	1875, Jan. 18	GREY, CHARLES GREY . . .	20, Northbrook Road, Leeson Park, Dublin.
2073	1891, May 23	GRIFFIN, HAROLD	54, High Street, Battersea, S.W.
1714	1890, Feb. 10	GRIFFITHS, EDWARD, JUN. . .	Knockin, near Oswestry.
2050	A. '91, Mar. 14 F. '91, Dec. 7	*GRIFFITHS, HAROLD, A.M.I.C.E.	The School Board for London, Victoria Embankment, W.C.
1736	1890, Feb. 24	GRIFFITHS, WILLIAM . . .	Gelley-Wernen Estate, Llanelly, Carmarthenshire
2258	1891, Nov. 4	GRIGGS, ROBERT, A.R.I.B.A. .	11, Gray's Inn Square, W.C.
1611	1889, Apr. 1	GRIMLEY, EDWIN FEARN . .	40, Temple Street, Birmingham.
1612	1889, Apr. 1	GRIMLEY, THOMAS	40, Temple Street, Birmingham.
2142	A. '91, May 23 F. '92, May 30	*GROGAN, HEDWORTH HERBERT.	125, Piccadilly, W.
2486	1892, Feb. 26	GROGAN, HENRY THOMAS . .	101, Park Street, Grosvenor Square, W.
1811	1890, May 29	GROSE, VINCENT J., F.R.I.B.A.	13, Railway Approach, S.E.
1727	A. '90, Feb. 10 F. '93, Jan. 26	*GROVER, ARTHUR	38, Woodberry Down, N.
2260	1891, Nov. 4	GRUNING, EDWARD A., F.R.I.B.A.	25, Gresham House, Old Broad Street, E.C.
1737	1890, Feb. 24	GUDGEON, GEORGE EDWARD .	Estate Agency Offices, Winchester, Hants.
2261	1891, Nov. 4	GURNEY, JAMES	Chalfont St. Giles, Slough, Bucks.
433	1876, Mar. 20	GWYTHER, WM. W., F.R.I.B.A.	102, Temple Chambers, Temple Avenue, E.C.
2262	1891, Nov. 4	HABGOOD, HENRY CHARLES . .	Witney, Oxfordshire.
1586	1889, Feb. 25	HACKFORD, GEORGE	6, Queen Anne's Gate, S.W.
347	1874, Mar. 16	HADDOCK, ROLAND	45, High Street, Croydon, Surrey.
1670	A. '89, Dec. 9 F. '93, Aug. 9	*HADLEY, FRANK	16, Bennett's Hill, Birmingham.
2263	1891, Nov. 4	HALE, RAYMOND HENRY . . .	6, Great Queen Street, S.W.
2264	1891, Nov. 4	HALL, CHARLES EDWARD . .	297, Old Chester Road, Rock Ferry, Cheshire.
619	1881, May 2	HALL, ERNEST	166, Queen Street, Portsea, Hants.
517	1878, Dec. 9	HALL, JOHN GEORGE, A.R.I.B.A.	1, Caithness Road, West Kensington, W.
923	1883, April 16	HALL, WALTER	38, Chancery Lane, W.C.
1295	A. '86, Jan. 11 F. '91, June 29	*HALL, WILLIAM TIMOTHY . .	Talbot Chambers, Shrewsbury.
1189	1884, May 26	HALLETT, WILLIAM BROWN. .	11, Queen Victoria Street, E.C., and 278, Holloway Road, N.
691	1882, Jan. 16	HAMILTON, HENRY	64 & 65, Coleman Street, E.C.
1738	1890, Feb. 24	HAMILTON, JOHN.	23 & 24, Wormwood Street, E.C.
2265	1891, Nov. 4	HAMPTON, WILLIE THOMAS . .	Hotel Street, Coalville, Leicester.
1481	1888, Apr. 30	HANCOCK, WILLIAM ST. JOHN HÜ, F.R.I.B.A.	Hong Kong, China, and 14, Clifford's Inn, E.C.
1687	1890, Jan. 6	HANKINSON, THOMAS JAMES .	Richmond Chambers, Bournemouth, Hants.
1240	1885, Jan. 12	HANNEN, REGINALD ST. JOHN .	The Cottage, Fordingbridge, Salisbury.
892	A. '83, Feb 12 F. '89, Jan. 14	*†HANSELL, REGINALD GODDARD	Lonsdale Chambers, 27, Chancery Lane, W.C.
1245	1885, Jan. 26	HANSON, AMOS	35, Church Street, St. Helen's, Lancashire.
2266	1891, Nov. 4	HANSON, JOHN H., A.M.I.C.E.	20, Ramsden Street, Huddersfield.
642	1881, Dec. 19	HARDCASTLE, FREDERICK HENRY APPLETON, A.R.I.B.A. . .	34, Southampton Street, Strand, W.C.

† Special Sanitary Science Certificate.

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481	A. '77, Mar. 26 / F. '82, Dec. 18	HARDING, EDWARD ERNEST .	80, St. Paul's Churchyard, E.C.
643	1881, Dec. 19	HARDING, SIDNEY LONGHURST .	St. Albans, Herts.
1482	1888, Apr. 30	HARDY, RICHARD THOMAS ASH	Land Agency and Estate Offices, Carter Street, Uttoxeter, Staffordshire.
1613	1889, Apr. 1	HARGRAVES, STEPHEN . . .	20, St. Ann's Square, Manchester.
2074	1891, May 23	HARLAND, MARCHANT JAMES .	Strafford Road, High Barnet.
2007	1891, Mar. 14	HARLE, JOHN JOSEPH . . .	Tortworth Estate Office, Falfield, Gloucester.
2267	1891, Nov. 4	HARPUR, WILLIAM, M.I.C.E. .	Town Hall, Cardiff.
496	A. 1878, Jan. 28 / F. 1883, Nov. 12	HARRINGTON, GEORGE FREDERICK	16, Abchurch Lane, E.C.
990	1883, Dec. 17	HARRIS, JAMES	Winchester, Hants.
1739	1890, Feb. 24	HARRISON, JAMES THOMAS . .	Town Hall Offices, Buckingham.
2075	1891, May 23	HARRISON, RICHD. C., F.R.I.B.A.	103, Cannon Street, E.C.
1812	1890, May 29	HARSTON, ARTHUR	15, Leadenhall Street, E.C.
263	1871, Feb. 27	HART, WILLIAM FREDERICK .	Lambeth Waterworks, Brixton Hill, S.W.
1512	1888, Dec. 10	HARVEY, FREDERICK HENRY .	Clapham Junction House, S.W.
523	A. '78, Dec. 9 / F. '90, Jan. 6	HARVEY, JOHN JAMES SAYER .	80, Castle Street, Canterbury, Kent.
1551	A. '89, Jan. 14 / F. '91, Oct. 15	HASKINS, WILLIAM ALBION . .	7A, Whitehall Yard, S.W.
312	1873, May 19	HASLAM, DRYLAND	Friar Street Chambers, Reading, Berks.
1672	A. '89, Dec. 9 / F. '93, Aug. 9	*HASLAM, DRYLAND, JUN. . .	Friar Street Chambers, Reading, Berks.
962	A. '83, May 25 / F. '89, Apr. 1	*HASLUCK, LANCELOT GERALD .	Green Hill Park, New Barnet, Herts.
1607	1889, Mar. 18	HAUGHTON, WILLIAM HOGHTON .	Highlands, Great Barford, St. Neots.
2268	1891, Nov. 4	HAWKER, HARRY EDWIN . . .	St. Peter's Chambers, Bournemouth.
1472	1888, Mar. 19	HAWKINS, CHARLES	Downham Market, Norfolk.
1608	1889, Mar. 18	HAWLEY, HENRY MICHAEL . .	Tumby Lawn, Boston.
2269	1891, Nov. 4	HAYNES, HENRY	Estate Office, Clifton, Nottingham.
1513	1888, Dec. 10	HAYTON, JOSEPH WILLIAM . .	Devonshire Chambers, Carlisle.
2076	1891, May 23	HAYTON, PATTINSON	Devonshire Chambers, Carlisle.
1968	A. '91, Jan. 17 / F. '94, Apr. 2	*HAYWARD, FREDERICK GEORGE .	Market Square, Dover, Kent.
644	1881, Dec. 19	HAYWARD, HENRY	Dover, Kent.
1253	1885, Feb. 23	HAYWOOD, HENRY	9, West Street, Hereford.
1254	1885, Feb. 23	HAYWOOD, WILLIAM MATTHEWS.	9, West Street, Hereford.
1673	A. '89, Dec. 9 / F. '91, May 25	*HEAD, JOHN GEORGE . . .	7, Upper Baker Street, N.W.
883	1882, Dec. 1	HEARD, HERBERT	Shepton Mallet, Somerset.
2270	1891, Nov. 4	HEATH, HENRY	34, Finsbury Pavement, E.C.
692	1882, Jan. 16	HEATON. GEORGE HERBERT .	Endon, near Stoke-upon-Trent, Staffordshire.
617	1881, Apr. 4	HEBBLETHWAITE, LOUIS . .	Conservancy Buildings and Anlaby Road, Hull.
1848	1890, Nov. 22	HEBDITCH, WILLIAM BENJAMIN	Stratton, South Petherton, Ilminster, Somerset.
1327	1886, Dec. 6	HEDLEY, JOHN HUNT . . .	55, John Street, Sunderland.
1088	1884, Feb. 11	HEDLEY, ROBERT WILKIN . .	31A, Colmore Row, Birmingham.
250	1871, Jan. 15	HEDLEY, THOMAS FENWICK . .	Sunderland.
1740	1890, Feb. 24	HEELIS, WILLIAM	26, Budge Row, E.C.
821	A. '82, Nov. 13 / F. '90, Jan. 6	HENDERSON, HENRY ARTHUR .	34, Finsbury Pavement, E.C.

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1328	1886, Dec. 6	HENDRIKS, HENRY	43, Waterloo Street, Birmingham.
1378	1887, Mar. 7	HEPPER, JOHN	East Parade, Leeds.
1219	1884, Dec. 8	HERBERT, ALLAN	The Market Place, Andover, Hants.
991	1883, Dec. 17	HERON, WILLIAM CHARLES . .	Uxbridge, Middlesex.
1575	1889, Feb. 11	HERRING, WILLIAM ARTHUR WARWICK	28, Upper Berkeley Street, Portman Square, W.
1435	1888, Jan. 9	HESKETT, WILLIAM JAMES. .	24, King Street, Penrith, and Viaduct Chambers Carlisle, Cumberland.
1715	1890, Feb. 10	HICKMAN, THOMAS	Leaton, near Shrewsbury.
2077	1891, May 23	HICKSON, STEPHEN WESTBY .	Telephone Buildings, 31, Queen Victoria Street E.C.
1065	1884, Jan. 28	HIGGINS, FREDERIC	Alford, Lincolnshire.
1674	A. '89, Dec. 9 F. '91, May	*HIGGINS, GEORGE	12, Finchley Road, St. John's Wood, N.W.
2078	1891, May 23	HILL, THOMAS NELSON . . .	140, Bath Street, Glasgow.
1311	1886, Mar. 22	HILL, WILLIAM BURROUGH .	62, Above Bar, Southampton, Hants.
220	1870, Jan. 10	HILLIARD, GEORGE BRIDGE .	Chelmsford, Essex.
1303	A. '86, Jan. 25 F. '90, Mar. 24	HILLIARD, GEORGE EDWARD .	Chelmsford, Essex.
1388	1887, Apr. 18	HILTON, JOHN	30, Budge Row, E.C., and 17, Montpelier Row Blackheath.
2079	1891, May 23	HINCKS, HENRY THORP . .	Glen Parva Manor, Blaby, Leicester.
2272	1891, Nov. 4	HINDLE, JOHN	24, Bank Street, Bradford.
2273	1891, Nov. 4	HINDS, HENRY	57, Queen Street, Ramsgate.
671	A. 1881, Dec. 19 F. 1883, Nov. 12	HINE, GEORGE ERNEST . . .	5, Waterloo Place, S.W.
900	1883, Feb. 26	HINE, GEORGE THOMAS . .	35, Parliament Street, S.W., and Victoria Street Nottingham.
70	1868, Jul. 13	HIPPISLEY, EDWIN	12, Chamberlain Street, Wells, Somerset.
1782	1890, Apr. 14	HIPPISLEY, EDWIN MAGGS . .	12, Chamberlain Street, Wells, Somerset.
1783	1890, Apr. 14	HIPPISLEY, WILLIAM JOHN . .	12, Chamberlain Street, Wells, Somerset.
815	1882, May 22	HITCHCOX, WILLIAM . . .	Victoria Chambers, Newport, Monmouthshire.
1769	1890, Mar. 24	HOBBS, JOHN.	Guinea Hall, Sellinge, near Hythe, Kent.
518	1878, Dec. 9	HOBGEN, FRANCIS NEALE . .	East Street, Chichester.
2080	1891, May 23	HOBGEN, THOMAS CECIL . .	East Street, Chichester.
888	1883, Feb. 12	HOBSON, FREDERICK WILLIAM .	79, Coleman Street, E.C.
2008	1891, Mar. 14	HOBSON, HARRY	Swinefleet, near Goole, Yorkshire.
1552	A. '89, Jan. 14 F. '89, Nov. 25	*HODGE, LEONARD PERCIVAL, A.M.I.C.E.	Office of Public Works, Kingston, Jamaica, and Nutfield, Crescent Road, Norbiton, Surrey.
2274	1891, Nov. 4	HODGSON, ARTHUR MARRIOTT .	4, Albion Place, Southampton.
519	1878, Dec. 9	HODSON, GEORGE, M.I.C.E. .	Loughborough, and Abbey Buildings, Princes Street, Westminster, S.W.
2275	1891, Nov. 4	HODSON, WILLIAM	7, Finsbury Square, E.C.
2081	1891, May 23	HOGGARTH, ARTHUR. . . .	Kendal, Westmoreland.
2082	1891, May 23	HOGGARTH, EDWIN	69, Highgate, Kendal, Westmoreland.
793	1882, Apr. 24	HOLBECHE, ROBERT NEVILLE .	21, Bennett's Hill, Birmingham.
2083	1891, May 23	HOLCOMBE, JAMES JOHN . .	The Fawns, Ermington, Devon.

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2313	1890, May 29	HOLCOMBE, WALTER . . .	30, Orchard Street, Portman Square, W.
2357	1874, Nov 16	HOLDEN, JOHN, F.R.I.B.A. .	64, Cross Street, Manchester.
2276	1891, Nov. 4	HOLDSWORTH, FREDERICK HENRY	91, Billiter Buildings, Billiter Street, E.C.
2155	1884, May 5	HOLIDAY, FREDERICK DEAN .	Bicester, Oxfordshire.
1893	A. '83, Feb. 12 F. '89, Nov. 11	HOLLAND, THOMAS JAMES, JUN.	3, Little George Street, S.W.
2277	1891, Nov. 4	HOLLINGSWORTH, ARTHUR AUGUSTUS	27, Leadenhall Street, E.C.
2278	1891, Nov. 4	HOLLOWAY, HARRY HOWNAM .	Market Harborough.
770	1890, Mar. 24	HOLLOWAY, THOMAS	Chippenham, Wilts.
2279	1891, Nov. 4	HOLMAN, GEORGE EDWARD . .	109, Bow Road, E.
2272	1885, Nov. 9	HOLME, JOHN	Owlet Ash, Milnthorpe, Westmoreland.
693	1882, Jan. 16	HOLMES, JAMES	23, Delamere Street, Ashton-under-Lyne.
2009	1891, Mar. 14	HOLMES, MONTAGU	33, Paternoster Row, E.C.
2280	1891, Nov. 4	HOLT, GEORGE HY., A.M.I.C.E.	10, Richmond Terrace, Blackburn,
2281	1891, Nov. 4	HOMAN, FRANKLIN GEORGE . .	147, Eastgate, Rochester, Kent.
1741	1890, Feb. 24	HONEYBALL, FRED THOMAS. .	Deal, Kent.
2084	1891, May 23	HOOD, HON. VICTOR ALBERT NELSON	12, Wimpole Street, W.
1097	A. '84, Feb. 11 F. '89, Jan. 28	HOPE, WILLIAM ELLIOTT . .	7, East India Avenue, Leadenhall Street, E.C.
1644	1889, Dec. 9	HOPKINS, ALFRED JAMES . .	37, Mortimer Street, Cavendish Square, W.
2282	1891, Nov. 4	HOPKINSON, ALFRED, A.M.I.C.E.	15, Agar Street, Bury, Lancashire.
2010	1891, Mar. 14	HORNE, EDMUND.	High Street, Hounslow, Middlesex.
794	1882, Apr. 24	*HORNE, WILLIAM EDGAR . .	85, Gresham Street, E.C., and 17, Great George Street, S.W.
1390	1887, May 9	HORNOR, CHARLES JARED . .	32, Prince of Wales' Road, Norwich.
1391	1887, May 9	HORNOR, FRANCIS	Queen Street, Norwich.
2011	1891, Mar. 14	HORNSBY, ROBERT	Estate Office, Hovingham, York.
1275	1885, Dec. 7	HORSEY, FREDERICK . . .	11, Billiter Square, E.C.
1826	1890, May 29	HORSEY, FREDERICK JOHN TERRY	11, Billiter Square, E.C.
174	1869, Feb. 22	HORSFALL, RICHARD . . . . (*Member of Council*)	Post Office Buildings, George Street, Halifax, Yorkshire.
1761	1891, Mar. 10	HORSFALL, RICHARD EDGAR .	Post Office Buildings, George Street, Halifax.
2283	1891, Nov. 4	HORSFIELD, J. NIXON . . .	2, Grove Road, Kingston-on-Thames.
2284	1891, Nov. 4	HOUGHTON, FREDERICK . . .	3, Union Court, Old Broad Street, E.C.
2285	1891, Nov. 4	HOUGHTON, JOHN POUNDS . .	26, The Avenue, Kew, and Richmond.
1940	1891, Jan. 17	HOUGHTON, WILLIAM . . .	58, Old Broad Street, E.C.
1587	1889, Feb. 25	HOVENDEN, HENRY EDWARD .	30, Bishopsgate Street Without, E.C.
2286	1891, Nov. 4	HOWARD, ALFRED	6, Martin's Lane, Cannon Street, E.C.
2085	1891, May 23	HOWARD, HARRY	17, Clifton Road, Littlehampton.
171	A. '69, Feb. 8 F. '83, Mar. 12	HUBBERSTY, HENRY ALFRED .	Buxton, Derbyshire.
936	1883, Apr. 30	HUDSON, ARTHUR BYRNE . .	17, Godliman Street, E.C.
2086	1891, May 23	HUDSON, EDW. WM., A.R.I.B.A.	76, Fellows Road, N.W., and Hove, Sussex.
1118	1884, Mar. 10	HUDSON, JAMES	Penrith, Cumberland.

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1609	1889, Mar. 18	HUGMAN, CHARLES EADY . .	9, Craig's Court, Charing Cross, S.W.
776	1882, Mar. 13	HULL, CHARLES	Euston Station, London, N.W.
175	1869, Feb. 22	HUMPHREYS, CHARLES . . .	56, Leadenhall Street, E.C.
627	1881, Dec. 5	HUMPHREYS, HENRY . . .	Woodhouse, Loughborough, Leicestershire.
2087	1891, May 23	HUMPHREYS, JOHN HENRY . .	Woodhouse, Loughborough, Leicestershire.
2088	1891, May 23	HUNT, FREDERICK COPE . .	9, Cowley Street, Westminster, S.W.
2287	1891, Nov. 4	HUNT, FRED WM. H., F.R.I.B.A.	30, York Place, Portman Square, W.
353	1874, May 11	HUNT, HENRY ARTHUR . . .	45, Parliament Street, S.W.
181	1869, Mar. 8	HUNT, JOSIAH	6, Queen Anne's Gate, S.W.
2089	1891, May 23	HUNT, THOMAS	Baldock Street, Ware, Herts.
1941	1891, Jan. 17	HUNTER, CECIL	51, Denbigh Street, S.W.
2288	1891, Nov. 4	HURRELL, JOHN WEYMOUTH .	25, Brazennose Street, Manchester.
1016	A. '83, Dec. 19 / F. '91, Jan. 5	HUSKINSON, THOMAS WILLIAM .	Epperstone Manor, Nottingham.
326	1874, Jan. 19	HUSKINSON, WILLIAM LAMBE .	The Manor House, Epperstone, Nottingham.
1220	1884, Dec. 8	HUSSEY, FRANK TOOZE . . .	The Grove, Cheddon Fitzpaine, Taunton, Somerset.
1182	A. '84, May 19 / F. '89 Dec. 9	HUSSEY, ROBERT.	Brereton Rugeley, Staffordshire.
1477	1888 Apr. 16	HUXLEY, WALTER FREEMAN .	29, John Street, Bedford Row, W.C.
563	1880, Jan. 19	I'ANSON, EDWARD BLAKEWAY, F.R.I.B.A..	7A, Laurence Pountney Hill, E.C.
1137	1884, Apr. 21	INGE, CHARLES HENRY . . .	Broom Leasoe, Whittington, Lichfield.
851	A. '82, Dec. 18 / F. '91, Aug. 4	INGRAM, HENRY LAW . . .	16, Whitehall Place, S.W.
305	A. '73, Feb. 10 / F. '82, Jan. 16	INGRAM, WALTER FIELDE . .	83, High Street, Lewes, and 17, Preston Street, Brighton, Sussex.
834	1882, Dec. 18	INMAN, MARSHALL NISBET . .	7, Bedford Row, W.C.
2290	1891, Nov. 4	INMAN, WILLIAM NUTTER . .	126, Maida Vale, W.
835	1882, Dec. 18	INNOCENT, CHAS. J., F.R.I.B.A.	Sheffield.
2291	1891, Nov. 4	IRELAND, EDWIN BENJAMIN .	Guestwick, East Dereham, Norfolk.
1942	1891, Jan. 17	JACKSON, BENJAMIN WHITEHEAD	George Street, Halifax.
570	1880, Feb. 16	JACKSON, CHARLES	23, Brazennose Street, Manchester.
2292	1891, Nov. 4	JACKSON, FREDERICK WILLIAM .	18, Low Pavement, Nottingham.
1943	1891, Jan. 17	JACKSON, SAMUEL	Tanfield Chambers, Bradford.
1404	1887, Dec. 19	JACKSON, WILLIAM TRESS . .	117, High Street, Sittingbourne.
2293	1891, Nov. 4	JAMES, CHRISTIAN HUGH . .	Rudchester, Wylam-on-Tyne.
1302	1886, Jan. 25	JEANS, MARK.	Marlborough, Wilts.
2294	1891, Nov. 4	JENKINS, OSWALD	57, Colmore Row, Birmingham.
736	1882, Feb. 13	JENKINSON, WILLIAM WILBERFORCE	6, Moorgate Street, E.C.
2012	1891, Mar. 14	JENNINGS, WILLIAM JOSEPH .	4, St. Margaret's Street, Canterbury, Kent.
992	1883, Dec. 17	JEUDWINE, WILLIAM WYNNE .	Chesterfield.
963	A. '83, May 25 / F. '85, Jan. 26	*JOHNSON, HENRY	35, Coleman Street, E.C.

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420	A. '87, Dec. 19 / F. '94, May 28	*JOHNSTON, WALTER HENRY.	County Offices, Auditors' Department, Preston Lanc.
296	1891, Nov. 4	JOLLY, JOHN HAWKINS	27, East Mount Road, York.
463	A. '88, Feb. 20 / F. '91, May 25	*JONAS, HARRY MARSHALL	27, Market Place, Cambridge.
195	A. '69, Apr. 5 / F. '78, Feb. 25	JONAS, HENRY	4, Whitehall, S.W.
95	1868, Jul. 27	JONAS, JOHN CARTER	27, Market Place, Cambridge.
265	1885, Apr. 20	JONES, CHARLES, M.I.C.E.	Normanhurst, Ealing.
777	1882, Mar. 13	JONES, CHARLES FREDERICK	Eldon Chambers, 30, Fleet Street, E.C.
703	1890, Jan. 27	JONES, FRANCIS WILLIAM	Ascott, near Wallingford, Berks.
619	A. '89, Apr. 1 / F. '91, Dec. 7	*JONES, FREDERICK HERBERT	25, Parliament Street, S.W., and 35, The Broadway, Ealing, W.
964	A. '83, May 25 / F. '86, Dec. 6	*†JONES, HENRY ARTHUR	11, Wellington Street, Strand, W.C.
849	1890, Nov. 22	JONES, ISAAC M., A.M.I.C.E.	The Town Hall, Chester.
646	1881, Dec. 19	JONES, JAMES WILLIAM	54, Caledonian Road, Leeds.
673	A. '81, Dec. 19 / F. '91, May 25	JONES, THOMAS	15, Great George Street, S.W.
1349	1887, Jan. 10	JONES, WALTER BUTLER CLOUGH	Mynydd, Ednyfed, Criccieth, North Wales.
3013	1891, Mar. 14	JONES, WILLIAM EDWARD	Anglesey Estate Office, Graig, Llanfair, Anglesey
2297	1891, Nov. 4	JOPLING, JOSEPH	Temple Chambers, Temple Avenue, E.C.
2298	1891, Nov. 4	JOSELAND, CHARLES	Bank Buildings, Kidderminster.
1467	1888, Mar. 5	JOSEPH, DELISSA, F.R.I.B.A.	17 and 18, Basinghall Street, E.C.
1106	1884, Feb. 25	JOYCE, JOHN HALL	Blackfordby, near Burton-on-Trent.
2014	1891, Mar. 14	JOYNT, GEORGE LAWRENCE	Ballina, Co. Mayo, Ireland.
993	1883, Dec. 17	JURD, WILLIAM	10, Oxford Street, Southampton.
412	A. '75, Dec. 11 / F. '87, Mar. 23	KAYE, JOHN EDWARD	Bretton Lodge, Wakefield, Yorkshire.
1190	1884, May 26	KEDGLEY, CHARLES	Hibernia Chambers, London Bridge, S.E.
580	1880, Nov. 8	KEIRLE, ROBERT, F.R.I.B.A.	Suffolk House, Laurence Pountney Hill, E.C.
1904	A. '90, Nov. 22 / F. '92, July 4	*KEMP-SMITH, JAMES FRED.	Orsett, Essex.
975	1883, Nov. 12	KEMSLEY, JOSEPH WILLIAM	Corn Exchange, Romford, and Woodford Green, Essex.
1716	1890, Feb. 10	KENNEDY, JAMES.	31, Great James Street, Bedford Row, W.C.
1191	1884, May 26	KENT, GEORGE EDWARD	"Normanhurst," Cavendish Road, Southsea, Hants.
2299	1891, Nov. 4	KENWRICK, GEORGE	83, Colmore Row, Birmingham.
2300	1891, Nov. 4	KERL, WILLIAM JAMES	49, Copers Cope Road, Beckenham, Kent, and 4, Old Jewry, E.C.
1614	1889, Apr. 1	KERSEY, ALEX. H., F.R.I.B.A.	21, Finsbury Pavement, E.C.
1850	1890, Nov. 22	KIDWELL, JOHN	St. Margaret's Bank, Rochester, Kent.
1125	A. '84, Mar. 10 / F. '88, Dec. 10	*KING, ALFRED	7, St. James's Street, S.W.
873	1883, Jan. 29	KING, FRANK HULME	Horsham, Sussex.
1192	1884, May 26	KING, HENRY	Stourbridge, Worcestershire.
2301	1891, Nov. 4	KING, JOHN BUSBY	Albert Park, Abingdon, Berks.
1193	1884, May 26	KING, THOMAS	Pembroke House, Portsmouth, Hants.

† Special Sanitary Science Certificate.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
191	1869, Mar. 22	KING, SIR WILLIAM DAVID, D.L.	Stratford Lodge, Southsea, Hants.
808	1882, May 8	KINGSTON, SAMUEL	Spalding, Lincoln.
1502	1888, Nov. 26	KIRBY, EDMUND, F.R.I.B.A. .	5, Cook Street, Liverpool.
2302	1891, Nov. 4	KIRKBY, HERBERT	Lythe Hall, near Whitby.
2303	1891, Nov. 4	KITTOW, JOHN	West Holm, Launceston.
2487	1892, Feb. 26	KNIGHT, EDGAR WALSH. . .	29, John Street, Bedford Row, W.C.
853	A. '82, Dec. 18 F. '89, Dec. 9	KNOWLES, HENRY	Linden Grove, The Spa, Gloucester.
2304	1891, Nov. 4	KOCH, JOHN GODFREY . . .	Revenue Survey Department, Penang, Straits Settlements, and 11, Palace Road, Upper Norwood, S.E.
2305	1891, Nov. 4	LACEY, JOHN TURK	10, Buckingham Street, Strand, W.C.
2306	1891, Nov. 4	LAING, JOHN	20, Bridge Street, Glasgow.
1553	A. '89, Jan. 14 F. '91, Dec 7	*LAMBERT, GODFREY CHARLES .	27, Chancery Lane, W.C.
107	1868, Aug. 3	LAMBERT, WILLIAM	49, Finsbury Pavement, E.C.
2307	1891, Nov. 4	LAMMIE, GEORGE	138, Hope Street, Glasgow.
1898	1887, Dec. 5	LANCASTER, CHARLES HOLLAND	York Buildings, 14, Dale Street, Liverpool.
446	1876, Apr. 24	LANE, CECIL NEWTON . . .	Whiston Hall, Shifnal, Salop.
2090	1891, May 23	LANE, ERNEST LACAN . .	4, Victoria Buildings (Old Christchurch Road), Bournemouth.
1688	1890, Jan. 6	LANG, CHARLES AUGUSTUS . .	3, King Street, Cheapside, E.C.
762	1882, Feb. 27	LANGRIDGE, GEORGE. . . . (*Member of Council*)	Public Rooms, Tunbridge Wells, Kent.
1645	1889, Dec. 9	LARMUTH, GEORGE HORATIO .	Wilton Chambers. 10, St. Ann's Square, Manchester.
2015	1891, Mar. 14	LATTER, HUGH ROBINSON . .	3, Market Square, Bromley, Kent.
145	1868, Nov. 9	LAURANCE, JOHN	Sexton Barns, Peterboro'.
1089	1884, Feb. 11	LAW, EDMUND, F.R.I.B.A. . .	29, Abington Street, Northampton.
1717	1890, Feb. 10	LAWFORD, WILLIAM ROBINSON .	Underhill, Oswestry.
2091	1891, May 23	LAWRANCE, WALTER	8, Delahay Street, S.W.
1944	1891, Jan 17	LAWRENCE, ARTHUR	Great Marlow, Bucks.
2308	1891, Nov. 4	LAWRENCE, PETER	50, Frederick Street, Edinburgh.
1019	A. '83, Dec. 17 F. '89, Nov. 11	LAWRENCE, WILLIAM ROBERT .	57 & 58, Chancery Lane, W.C.
513	1878, Nov. 11	LEANE, GEORGE HENRY . .	21, Queen Anne's Gate, S.W.
1461	1888, Feb. 20	LEANING, JOHN	28, John Street, Bedford Row, W.C.
60	A. '68, July 6 F. '82, May 8	LEE, CHARLES WILLIAMS . .	35, Walbrook, E.C.
332	1874, Feb. 2	LEE, FREDERICK.	6, Great College Street, S.W.
1354	A. '87, Jan. 10 F. '93, Nov. 13	*LEE, JOHN WILFRID. . . .	Vestry Hall, Hampstead, N.W.
1610	1889, Mar. 18	LEE, PHILIP SHIRLING . . .	35, Craven Street, W.C., and Oaklands, Woodford, Essex.
2092	1891, May 23	LEE, SYDNEY W., F.R.I.B.A. .	63, Lincoln's Inn Fields, W.C.
1090	1884, Feb. 11	LEE, WILLIAM	143½, High Street, Guildford, Surrey.
229	1870, Feb. 7	LEES, JOHN	Reigate, Surrey.
2016	1891, Mar. 14	LEGARD, DIGBY CHARLES . .	Tealby, Market Rasen, Lincolnshire.

Date of Election and of Transfer.	FELLOWS.	
1882, Dec. 18	LEMON, J., M.I.C.E., F.R.I.B.A.	Southampton.
{A. '81, Dec. 19 / F. '89, Mar. 18}	LEONARD, HENRY HOLMES . .	202, Bishopsgate Street Without, E.C.
1882, Jan. 30	LEPPER, JOHN HARRAGE . .	Town Hall, Bromley, Kent.
1884, May 5	LE ROSSIGNOL, FRANCIS . .	1, Gresham Buildings, Basinghall Street, E.C.
1884, May 19	LETHBRIDGE, WALTER . . .	1, Leigham Villas, Plymouth.
1891, Jan. 17	LETTS, THOMAS HOLLINS . .	185, Earl's Court Road, S.W.
1881, Dec. 19	LIGHTFOOT, FRANCIS LOWRY .	3, Old Palace Yard, S.W.
1883, Feb. 26	LIGHTFOOT, HENRY LE BLANC	Corpus Christi College, Oxford.
1889, Dec. 9	LINAKER, CHARLES EDWARD .	Frodsham, Cheshire.
1887, Jan. 24	LINES, RICHARD SAMUEL . .	103, Hammersmith Road, W.
1887, Dec. 19	LISTER-KAYE, CHARLES WILKINSON	Osberton, Worksop, Notts.
1891, Nov. 4	LITTLE, WILLIAM	Hutton Hall, Penrith.
1882, Feb. 13	LITTLE, WILLIAM CUTLACK . .	Stag's Holt, March, Cambridgeshire.
{A. '83, May 21 / F. '88, Apr. 16}	LITTLE, WILLIAM DAVIS . .	Middleton Stoney, Bicester, Oxon.
1891, Nov. 4	LITTLEWOOD, LIONEL . . .	49, Doughty Street, W.C.
1891, Nov. 4	LIVESAY, JOHN G., A.R.I.B.A. .	Cromartie House, Ventnor, Isle of Wight.
1891, May 23	LLEWELLIN, DAVID MORGAN .	Glanwern Offices, Pontypool.
1892, Feb. 26	LLOYD, G. HAMILTON, A.M.I.C.E.	Rhayader, Radnorshire.
1881, Dec. 19	LOCK, WILLIAM HENRY . . .	Instow, North Devon.
1891, May 23	LOCKYER, GILBERT EDWARD .	12, Southampton Street, Fitzroy Square, W.
1891, Nov. 4	LOFTHOUSE, ROGER	62, Albert Road, Middlesbrough-on-Tees.
1875, Mar. 15	LOFTS, HENRY	130, Mount Street, Grosvenor Square, W.
{A. '84, May 5 / F. '91, June 29}	LOFTS, HENRY FAIRLAM . .	130, Mount Street, W.
1884, Apr. 21	LOOKER, JOHN	High Street, Huntingdon.
1891, Nov. 4	LORING, JOHN	The Cottage, Doddington, Nantwich, Cheshire.
1887, Nov. 14	LOVEGROVE, HENRY, A.R.I.B.A	Eboracum, Herne Hill, S.E., and 314, Old Street, E.C.
1890, May 29	LOVEYS, ARTHUR CLAMPITT. .	Moretonhampstead, Devon.
{A. '84, Mar. 10 / F. '91, Feb. 16}	LOW, ROBERT JOHN	49, Finsbury Pavement, and St. Alban's, Herts.
1882, Feb. 13	LOWE, CHARLES HARLOWE . .	Hampstead Vestry Hall, Haverstock Hill, N.W.
1889, Dec. 9	LUCAS, WILLIAM EDWARD . .	Bexley, Kent.
1890, Feb. 24	LUDLOW, WALTER ROBERT . .	18, New Street, Birmingham.
1891, May 23	LYNAM, CHARLES, F.R.I.B.A. .	Stoke-on-Trent.
{A. '83, Apr. 2 / F. '89, Nov. 11}	LYSTER, THOMAS RICE SOMERVILLE	Bedford Office, Thorney, Peterborough.
1890, Feb. 24	LYWOOD, EDWIN	Norman Court, Clatford, Andover, Hants.
1891, Nov. 4	MACCALLUM, ALEXANDER DUNCAN	63 & 64, New Broad Street, E.C.
1891, Nov. 4	MCCALLUM, JAMES BRADDON, M.I.C.E.	303, Preston New Road, and Municipal Offices, Blackburn.
1891, Nov. 4	MCCRACKEN, WILLIAM . .	Englesea House, Crewe.
1891, May 23	MACDOUGALL, ROBERT . . .	69, Renfield Street, Glasgow.

FELLOWS.

Dip. No.	*Date of Election and of Transfer.*			
2323	1891, Nov.	4	McIntyre, Peter	Gwydyr Ucha, Llanrwst, North Wales.
1615	1889, Apr.	1	MacIver, Colin	23, Bold Street, Warrington.
2324	1891, Nov.	4	McKie, Hugh U., M.I.C.E. .	11, Victoria Street, S.W.
2316	1891, Nov.	4	Mackintosh, Charles John Maclean	Dunoon, Argyleshire.
1622	1889, Apr.	29	McLean, Donald	Dunrobin Estate Office, Golspie, Sutherlandshi
2317	1891, Nov.	4	‡Madge, John.	Hope End Estate Office, Ledbury, Herefordshi
2318	1891, Nov.	4	Mallett, William Robert .	35, Great St. Helen's, E.C.
161	1869, Jan.	25	Mann, Charles John . . .	29, Great George Street, S.W.
2319	1891, Nov.	4	Mann, Jabez, A.M.I.C.E. . .	Sevenoaks, Kent.
1784	1890, Apr.	14	Mann, James Bagshaw. . .	12, Lower Grosvenor Place, S.W.
1551	A. '89, Jan. 14 F. '93, Feb. 6		*Mann, Robert Bagshaw . .	29, Great George Street, S.W.
373	1875, Jan.	18	Mann, Robert Wilks . . .	12, Lower Grosvenor Place, S.W.
1946	1891, Jan.	17	Manners, Henry Alfred . .	Buckminster Park, near Grantham.
1616	1889, Apr.	1	Margereson, Charles Frederic	New Square, Chesterfield.
1362	1887, Jan.	24	Margetts, John William . .	12, High Street, Warwick.
1947	1891, Jan.	17	Marks, Hyman	19, Ludgate Hill, E.C.
192	1869, Mar.	22	Marr, James	8, Adam Street, Adelphi, W.C.
470	A. '77, Jan. 15 F. '89, Dec. 9		Marriott, George Wharton .	35, Brompton Crescent, S.W.
626	A. '81, Nov. 14 F. '84, Nov. 24		Marshall, Lionel Hasler .	Chippenham, Wilts.
1785	1890, Apr.	14	Marshall, Peter	3, Hartshead, Sheffield.
2097	1891, May	23	Marson, Thomas	Higham, Hinckley, and Leicester.
976	1883, Nov.	12	Martin, George Dennis . .	124-127, Mansion House Chambers, E.C.
434	1876, Mar.	20	Martin, Gilson	Chatsworth, Chesterfield.
364	1875, Jan.	4	Martin, Howard	27, Chancery Lane, W.C., and Bolney Gran Havelock Road, Croydon.
649	1889, Dec.	9	Martin, Robert Frewen . .	Mountsorrel, Loughborough.
1533	A. '88, Dec. 10 F. '92, July 4		*‡Martin, Thomas	34, Elphinstone Road, Hastings, Sussex.
704	A. '82, Jan. 16 F. '84, Jan. 28		Martin, Walter	Wainfleet, Lincolnshire.
1589	1889, Feb.	25	Marvin, Albert Edward . .	Mare Hill, Carisbrooke, Isle of Wight.
1598	1889, Mar.	4	Mason, Charles.	Westgate, Louth, Lincolnshire.
1091	1884, Feb.	11	Mason, William Arthur . .	31A, Colmore Row, Birmingham.
1288	A. '85, Dec. 7 F. '88, Nov. 12		*Massie, Frank, A.M.I.C.E. .	Tetley House, Kirkgate, Wakefield.
696	1882, Jan.	16	Masterman, George Hughes .	35, Coleman Street, E.C.
994	1883, Dec.	17	Mathews, George Spencer .	15, Waterloo Street, Birmingham.
995	1883, Dec.	17	Mathews, Joseph D., F.R.I.B.A.	11, Dowgate Hill, E.C.
39	1868, Jun.	15	Mathews, William	21, Augustus Road, Edgbaston, Birmingham
1066	1884, Jan.	28	Matthews, William . . .	8, Delahay Street, S.W.
1399	1887, Dec.	5	Maude, Raymond William. .	11, Rosary Gardens, S.W.
1356	A. '87, Jan. 10 F. '90, Jan. 6		*Maxwell, Francis William .	41, Corporation Street, Manchester.
2320	1891, Nov.	4	May, Thomas Henry . . .	6, Times Buildings, Bow Street, Sheffield.

‡ Special Forestry Certificate.

Date of Election and of Transfer.	FELLOWS.	
1882, Dec. 18	MAYNARD, EDWARD	College Chambers, The Green, Richmond, Surrey.
1891, Jan. 17	MEADE, T. DE COURCY, M.I.C.E.	Belmont, Muswell Hill, N.
A '92, Nov. 28 / F. '93, Aug. 9	*MELLENFIELD, JAMES HENRY .	45, Cazenove Road, Stoke Newington, N.
1891, May 23	MELLER, WILLIAM GALLOWAY .	22, Cooper Street, Manchester.
1879, Dec. 8	MELLERSH, ALFRED WILLIAM .	Godalming, Surrey.
1891, Jan. 17	MELLOR, THOMAS HENRY . .	1, Laurence Pountney Hill, E.C.
1887, Mar. 7	MENZIES, WILLIAM	Surbiton House, Englefield Green, Surrey.
1891, May 23	MERRY, THOMAS	2, Guildhall Road, Northampton.
1882, Feb. 27	MESSENGER, WILLIAM HARRY .	50, High Street, Guildford, Surrey.
1884, Dec. 8	*‡MICHELMORE, ALFRED . .	Berry Pomeroy Estate Office, Totnes, Devon.
1888, Nov. 12	MIDDLETON, REGINALD EMPSON	17, Victoria Street, S.W.
1891, Nov. 4	MIGOTTI, ALPHONZO, A.R.I.B.A.	4, St. George's Mansions, Red Lion Square, W.C.
1889, Jan. 28	MILES, WILLIAM FREDERICK .	37, Friar Lane, Leicester.
1882, Jan. 16	MILLAR, CHARLES WILLIAM . .	14, Grafton Street, W.
1891, Nov. 4	MILLAR, WILLIAM GALT . .	10, High Street, Reading.
1891, Nov. 4	MILLARD, EDWARD	47, Finsbury Circus, E.C.
1884, May 19	MILLS, SAMUEL MEALING . .	Orford Hill, Norwich.
1886, Feb. 22	MILLS, WILLIAM EDWARD . .	49, Hamilton Square, Birkenhead.
1891, Nov. 4	MILLYARD, JOHN WILLIAM . .	Estate Office, Saltmarshe Castle, Bromyard.
1891, Jan. 17	MILNES, ELI	99, Swan Arcade, Bradford.
1877, Feb. 12	MINTER, WILLIAM	81, Bondgate, Darlington.
A. '91, Nov. 4 / F. '92, Oct. 12	*MITCHELL, GEORGE SHARMAN .	Upper Adhurst, Petersfield, Hants.
A. '84, Dec. 8 / F. '90, Nov. 10	*MIXER, EDWARD	44, Charing Cross, S.W.
1890, Feb. 10	MONCKTON, HRY. P., F.R.I.B.A.	32, Walbrook, E.C.
1891, Nov. 4	MONIER-WILLIAMS, STANLEY FAITHFULL, A.R.I.B.A. . .	1A, Clareville Grove, Queen's Gate, S.W.
1891, Jan. 17	MONTAGU, HENRY HAVELOCK .	36, Coleman Street, E.C.
1890, Mar. 24	MOODY, THOMAS	20, Cockspur Street, S.W.
1889, Feb. 11	MOORE, ALFRED	144, Mile End Road, E.
1891, May 23	MOORE, ALGERNON	Bridge Road, East Molesey, Surrey.
A. '84, May 5 / F. '88, May 14	*MOORE, HAROLD EDWARD . .	41, Bedford Row, W.C., and Head Gate Court, Colchester, Essex.
1891, Nov. 4	MORGAN, BENJAMIN BRAUFORD.	6, Bank Street, Norwich.
1890, Mar. 24	MORRIS, CHARLES	The Lodge, Radcliffe-on-Trent, Notts, and 27, Bridlesmith Gate, Nottingham.
1888, Jan. 23	MORRIS, EDWARD HENRY . .	Chirbury, Salop.
1891, May 23	MORRIS, GEORGE FIELD . .	67 and 68, Cheapside, E.C.
1891, Nov. 4	MORRIS, HAROLD GEORGE . .	67 and 68, Cheapside, E.C.
1884, Mar. 10	MORRIS, HERBERT	Lewes, Sussex.
A. '84, Mar. 10 / F. '91, Jan. 5	MOSS, THOMAS WALTER . . .	7, Gray's Inn Place, Gray's Inn, W.C.

‡ Special Forestry Certificate.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
1895	A. '90, Nov. 22 / F. '93, Apr. 10	*Mould, Graham Harley . .	25, Great James Street, Bedford Row, W.C.
965	A. '83, May 25 / F. '91, Oct. 15	Moyes, John Helenus . .	26, Trinity Street, Cambridge.
2145	A. '91, May 23 / F. '92, May 30	*Müller, John J., A.R.I.B.A. .	41, Archway Road, Highgate, N.
2017	1891, Mar. 14	Mundy, Herbert	Manvers Street, Trowbridge, Wilts.
2334	1891, Nov. 4	Mundy, Thomas E., A.R.I.B.A.	12, Buckingham Street, Adelphi, W.C.
2335	1891, Nov. 4	Munro, Daniel	39, Hope Street, Glasgow.
765	1882, Feb. 27	Munro, Philip	2, St. Stephen's Chambers, New Baldwin Stre Bristol.
1590	1889, Feb. 25	Murgatroyd, James	23, Strutt Street, Manchester.
1406	1887, Dec. 19	Murray, Gilbert	Elvaston Estate Office, Derby.
1952	1891, Jan. 17	Murray, William	School Board Offices, Victoria Embankment, W
1166	A. '84, May 5 / F. '89, Nov. 11	Mylne, William John Home.	Sabrina, Clevedon Road, Weston-super-Mare.
809	1882, May 8	Mynors, Walter Charles Towers	Little Ingestre, Stafford.
2336	1891, Nov. 4	Myres, John James, A.M.I.C.E.	15, Chapel Street, Preston.
1591	1889, Feb. 25	Napier, Henry Burroughes .	Chippenham, Wilts.
164	A. '69, Jan. 25 / F. '82, Mar. 13	Nash, Alfred James . . .	Farnham, Surrey.
2018	1891, Mar. 14	Neale, George James . . .	25, Motcomb Street, Belgrave Square, S.W.
531	1879, Feb. 3	Neame, Frederick	Macknade, Faversham, Kent.
795	1882, Apr. 24	Neate, Arthur Webb . .	Albion House, Newbury, Berks, and Hungerfo
1744	1890, Feb. 24	Nethersole, William . .	Deal, Kent.
1314	1886, May 3	Neve, Herbert	Hole Park, Rolvenden, Kent.
2337	1891, Nov. 4	Nevett, Francis Walter . .	54, Claremont Terrace, Fulwood, Preston.
1650	1889, Dec. 9	Nevett, Thomas	41, Fishergate, Preston, Lancashire,
2489	1892, Feb. 26	Nevitt, George	Church Street, Rugeley.
2102	1891, May 23	New, Edw. Vorley, A.R.I.B.A.	62, George Street, Portman Square, W.
1719	1890, Feb. 10	Newill, Robert Henry . .	Lydbury North, Shropshire.
1276	1885, Dec. 7	Newman, Arthur H., F.R.I.B.A.	19A, Tooley Street, London Bridge, S.E.
856	A. '82, Dec. 18 / F. '89, Nov. 11	Newman, Charles Henry . .	34, Savile Row, W.
289	1872, Dec. 9	Newman, Francis	Ryde, Isle of Wight.
2338	1891, Nov. 4	Newman, Thomas Harry . .	Rayne, Essex.
566	A. '80, Jan. 19 / F. '86, Apl. 12	Newmarch, Henry Charles .	61, Lincoln's Inn Fields, W.C.
1041	1884, Jan. 14	Newsam, Samuel Waterhouse	3, East Parade, Leeds.
739	1882, Feb. 13	Newson, Harry Carss . . .	57, Lincoln's Inn Fields, W.C.
1020	A. '83, Dec. 17 / F. '89, Nov. 11	Newton, Thomas Edwin . .	45, Jewry Street, Winchester.
374	1875, Jan. 18	Nichols, Daniel Cubitt . . (*Member of Council*)	3, Howard Street, Strand, W.C.
1953	1891, Jan. 17	Nicholson, Anselm	55, Parliament Street, S.W.
2339	1891, Nov. 4	Nicholson, Thos. C., F.R.I.B.A.	Blaydon-on-Tyne, Co. Durham, and 24, Grain Street West, Newcastle-on-Tyne.
2340	1891, Nov. 4	Nicholson, William Abernethy	29, Queen Street, E.C.

Date of Election and of Transfer.	FELLOWS.	
1892, Feb. 26	NOCK, BENJAMIN BOWEN . .	48, Queen Street, Wolverhampton.
1875, Apr. 26	NOCKOLDS, MARTIN	Saffron Walden, Essex.
1885, Mar. 23	NOEL, BYRON BRUCE . . .	East Horsley, Leatherhead.
1876, Mar. 20	NORMAN, JAMES MAURICE . .	Uxbridge, Middlesex.
1890, Feb. 10	NORMAN, WILLIAM HORACE. .	34, Great George Street, S.W.
A. '78, Feb. 11 / F. '90, Mar. 10	NORRIS, WALTER HENRY . .	60, Fore Street, Hertford.
1868, Jul. 20	NORTH, GEORGE	Palace Chambers, 9, Bridge Street, S.W.
1883, May 25	*NORTH, GEORGE FREDERIC . .	Stratfield Saye, Mortimer, Berks.
1889, Jan. 28	NORTHCROFT, HENRY . . .	57, Charing Cross, S.W.
1891, Mar. 14	NORTON, THOMAS HERBERT .	Milton Estate Office, Priestgate, Peterborough.
1871, Feb. 13	NOTLEY, RICHARD A., F.R.I.B.A.	80, Cornhill, E.C.
1882, Jan. 16	NOTLEY, ROBERT PLEDGE . .	35, Bucklersbury, E.C.
A. '81, Dec. 19 / F. '87, Feb. 7	NOTTAGE, WILLIAM GRIGGS .	High Street, Slough, and Windsor.
1890, Mar. 10	NUTTALL, THOMAS	12, Market Street, Bury, Lancashire.
1868, Jul. 6	OAKLEY, CHRISTOPHER . . . (*Member of Council*)	10, Waterloo Place, S.W.
1891, Mar. 14	OAKLEY, EDWARD BENJAMIN .	Dulverton, Parkstone, Dorset.
A. '91, Jan. 17 / F. '92, Dec. 5	*OAKLEY, JOHN HUBERT . . .	10, Waterloo Place, S.W.
A. '91, Jan. 17 / F. '94, Jan. 22	*OGDEN, MICHAEL GUY . . .	37, Walbrook, E.C.
1888, Mar. 5	OLDROYD, LINLEY	5, Oxford Place, Leeds.
1891, Nov. 4	OLIPHANT, GEORGE A. J. . .	Rushford, Christchurch, Hants.
1891, Nov. 4	OLIVER, CHARLES EDWARD . .	Oakfield, Shotley Bridge, Co. Durham.
1886, Feb. 22	ORGILL, JOHN BERWICK . .	21, Hart Street, Bloomsbury Square, W.C.
1891, Nov. 4	ORR, CECIL, A.R.I.B.A. . .	2, Prince's Mansions, Victoria Street, S.W.
A. '90, Nov. 22 / F. '92, Nov. 14	*OSENTON, GEORGE, JUN. . .	Oxted, Surrey.
1890, Nov. 22	OSMOND, EDWARD	Oakford, Upton Pyne, Devon.
1890, Feb. 10	OWEN, HENRY	Dana Chambers, Shrewsbury.
1891, Nov. 4	OWEN, RICHARD NEWSHAM . .	Haughton, Tarporley.
A. 84, Feb. 11 / F. '90, Jan. 6	OWEN, THOMAS HENRY . . .	High Street, Haverfordwest, Pembrokeshire.
1869, Mar. 8	OWEN, THOMAS RULE . . .	High Street, Haverfordwest, Pembrokeshire.
1889, Nov. 11	OWEN, WILLIAM SCOTT. . .	Cefngwifed, near Newtown, Montgomeryshire.
1891, Mar. 14	PAGE, GEORGE FREDERICK . .	Eagle Chambers, Kingston-on-Thames.
1884, Jan. 14	PAGE, ROBERT, F.R.I.B.A. . .	9, Denman Street, London Bridge, S.E.
A. '75, Nov. 8 / F. '81, April 4	PAIN, COARD SQUAREY . . .	14, North John Street, Liverpool, and 5, Victoria Street, Westminster, S.W.
1891, Nov. 4	PAIN, WILLIAM, F.R.I.B.A.. .	63, Lincoln's Inn Fields, W.C.
1891, Nov. 4	PAINE, EDWARD JABEZ . . .	11, Great James Street, Bedford Row, W.C.
1891, Nov. 4	PAISLEY, JOSEPH	Waresley, Sandy, Bedfordshire.
A. '88, Dec. 10 / F. '92, Oct. 12	*PALAMOUNTAIN, JOSEPH WM. .	Cloverley Estate Office, Whitchurch, Salop.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
1815	1890, May 29	PARK, PHILIP SAMUEL . . .	18, Winckley Street, Preston, Lancashire.
1315	1886, May 3	PARK, WILLIAM PHILIP. . .	18, Winckley Street, Preston, Lancashire.
1383	1887, Mar. 21	PARKER, CHARLES ALFRED .	43, Finsbury Circus, E.C., and Woodh Mortimer Place, Maldon, Essex.
1269	1885, May 18	PARKER, JOHN, A.M.I.C.E. . .	Mansion House, Hereford.
2348	1891, Nov. 4	PARKER, STANLEY	427, Edgware Road, W.
567	A. '80, Jan. 19 F. '88, Jan. 9	PARKER, THE HON. CECIL THOMAS	Eccleston, Chester.
1852	1890, Nov. 22	PARKER, WILLIAM HENRY . .	3, Foregate Street, Worcester.
628	A. '81, Dec. 5 F. '84, Nov. 24	PARKIN, JOHN ROBT., A.M.I.C.E.	Idridgehay, near Derby.
1853	1890, Nov. 22	PARKIN, WILLIAM	Babworth, Retford, Notts.
865	1883, Jan. 15	PARMETER, FRANK	Middle Lees, Clitheroe, Lancashire.
2104	1891, May 23	PARNACOTT, ALFRED. . . .	93, York Road, Westminster Bridge Road, S. and The Ferns, Laurel Grove, Penge, S.E.
2349	1891, Nov. 4	PARNIE, JAMES	27, Union Street, Glasgow.
910	1883, Mar. 12	PARR, SAMUEL	New Broad Street House, E.C.
2022	1891, Mar. 14	PARR, SAMUEL GEORGE . . .	New Broad Street House, E.C.
1679	A. '89, Dec. 9 F. '93, Nov. 13	*PARRIS, CHARLES JOHN . . .	Buckhurst, Tunbridge Wells, Kent.
1854	1890, Nov. 22	PARRY, ALBERT W., A.M.I.C.E.	17, Market Place, Reading.
1422	A. 87, Dec. 19 F. '91, Mar. 16	*PARRY, RICHARD, A.M.I.C.E. .	21, Parliament Street, S.W.
1855	1890, Nov. 22	PARSONS, FREDERICK CECIL .	163, North Street, and 9, Marine Parade, Bright
288	1872, Dec. 9	PARSONS, HENRY. . . .	Misterton, Crewkerne, Somerset.
1764	1890, Mar. 10	PARSONS, HENRY JOHN DONNE.	Bampfylde House, Exeter.
957	A. '83, May 25 F. '88, Dec. 10	PARSONS, ROBERT MAURICE PETERS.	Misterton, Crewkerne, Somerset.
1745	1890, Feb. 24	PATERSON, CHARLES. . . .	Canford Estate Office, Wimborne, Dorsetshire.
601	1881, Jan. 24	PATTISSON, JACOB LUARD, C.B..	Hillside, Marlborough, Wilts.
967	A. '83, May 25 F. '88, May 14	*PAULL, ALAN	6, Quality Court, Chancery Lane, W.C.
583	1880, Dec. 13	PAYNE, ALEXANDER, F.R.I.B.A.	Norfolk House, Victoria Embankment, W.C.
719	1882, Jan. 30	PAYNE, FREDERICK	Town Hall, Bromley, Kent.
2350	1891, Nov. 4	PEARD, JOHN GRIGG . . .	North Curry, near Taunton.
2351	1891, Nov. 4	PEARSE, WILLIAM	Stoliford, Modbury, Devon.
2352	1891, Nov. 4	PEARSON, ALFRED, A.M.I.C.E. .	Estate Offices, Dukinfield.
1270	1885, May 18	PECK, WILLIAM ROLAND . . .	1, Cockspur Street, S.W.
2353	1891, Nov. 4	PEIRSON, GEORGE BRODRICK .	Baldersby, Thirsk.
2354	1891, Nov. 4	PEIRSON, HENRY THOMAS . .	Brancepeth, Co. Durham.
2105	1891, May 23	PELLS, ARTHUR	Beccles and Lowestoft.
1651	1889, Dec. 9	PEMBERTON, CHARLES OLIVER PAGET	69, Temple Row, Birmingham.
21	1868, Jun. 15	PENFOLD, JOHN W., F.R.I.B.A. *(Honorary Secretary)*	30, Great George Street, S.W.
452	1876, May 8	PEPPERCORN, JOHN HUTCHINSON	Manor House, Eaton Socon, St. Neots.
2355	1891, Nov. 4	PERKINS, JOSEPH	Laughton, Rugby.
1341	A. '86, Dec. 6 F. '91, May 25	*PERKINS, WALTER FRANK . .	Portswood House, Southampton, Hants.

Date of Election and of Transfer.	FELLOWS.	
1891, May 23	PERRIAM, ALFRED JOSEPH . .	52, St. John's Villas, Upper Holloway, N.
1891, Nov. 4	PETHER, HARRY	8, Craig's Court, Charing Cross, S.W.
1885, Feb. 9	*PETO, JAMES WINDER . . .	6, Market Place, Reading, Berks.
1876, Feb. 21	PHILLIPS, FREDERICK HAMILTON	12, Belgrave Gardens, Dover, Kent.
1889, Dec. 9	PHILLIPS, WILLIAM EDWIN. .	Eagle Chambers, Kingston-on-Thames.
1884, Jan. 14	PICKERING, WILLIAM CLOVES .	Rhewl House, Mostyn, Flintshire.
1881, Dec. 19	PICKSTOCK, JOHN	Castle Hill, Winchester, Hants.
1891, Nov. 4	PIERCY, HENRY ONSLOW . .	The Elms, Lowthorpe.
1889, Apr. 1	PIERSON, CHARLES	29, Cooper Street, Manchester.
A. '83, May 25 / F. '86, Dec. 6	*†PILDITCH, PHILIP EDWARD .	17, Parliament Street, S.W., and 10, Upper Phillimore Place, Kensington, W.
1890, Jan. 27	PINKS, EDWIN CHARLES . .	45, Parliament Street, S.W.
1891, Nov. 4	PINNEY, JOHN GEORGE . . .	Brooklyn House, Axminster.
1891, Mar. 14	POPPLE, JOHN	Groves Hall, Sleights, near Whitby.
1891, Nov. 4	PORTER, JOHN MERRY . . .	The Estate Office, Colwyn Bay, N. Wales.
1891, Nov. 4	POSTON, HENRY	39, Lombard Street, E.C.
1891, Nov. 4	POTTS, JAMES	Stanbeck, Workington, Cumberland.
1870, Jan. 24	POUNDLEY, JOHN EDWARD . .	Kerry, Newtown, Montgomeryshire.
1877, May 14	POWELL, EVAN	Broomcliffe, Llanidloes, Montgomeryshire.
1890, Nov. 22	POWELL, FREDERICK ATKINSON .	344, Kennington Park Road, S.E., and Agincourt Square, Monmouth.
A. '83, Dec. 17 / F. '91, Mar. 16	POWELL, HUBERT JOHN . . .	Hill Lodge, Lewes, Sussex.
A. '74, Feb. 16 / F. '80, Nov. 22	POWELL, REGINALD HENRY . .	St. Swithun's Lane, High Street, Lewes, Sussex.
1877, Dec. 10	POWNALL, GEORGE HARRY . .	29, Parliament Street, S.W.
189!, Nov. 4	PREEDY, FREDERIC	Caldecote, St. Neots, Huntingdonshire.
A. '88, Dec. 10 / F. '92, Dec. 5	*PRESTON, SAMUEL DAVID . .	Vestry Hall, Camberwell, S.E.
1890, Apr. 14	PRICE, FRANCIS HOLBORROW GLYNN	Longlands Place, Swansea, Glamorganshire.
1891, Nov. 4	PRICE, JOHN, A.M.I.C.E. . .	Lark Lane, Toxteth Park, Liverpool.
A. '84, May 26 / F. '90, Nov. 10	PRICE, THOMAS WILLIAM . .	Billiter Square Buildings, E.C.
1891, May 23	PRIDMORE, ALBERT EDWARD .	2, Broad Street Buildings, E.C., and 28, High Street, Watford, Herts.
1890, Nov. 22	PRIDMORE, ARTHUR STIRLING .	140, Junction Road, N.
1890, May 29	PRITCHETT, ELLIS HERBERT .	Farringdon Street, Swindon, Wilts.
1891, Nov. 4	PROTHEROE, WILLIAM HENRY .	67 and 68, Cheapside, E.C.
1885, Nov. 9	PUNCHARD, FREDERICK . . .	Underley Estate Office, Kirkby Lonsdale, Westmoreland.
A. '84, Jan. 28 / F. '89, Jan. 28	PURCHASE, EDWARD KEYNES .	Mansion House Chambers, 11, Queen Victoria Street, E.C.
1890, Nov. 22	PURVES, PETER	Huntingdon, and 45, Lincoln's Inn Fields, W.C.
1884, Dec. 8	PYM, GEORGE EDWIN . . .	Doods, Reigate, Surrey.

† Special Sanitary Science Certificate.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
2024	1891, Mar. 14	QUICK, FREDERIC W., A.M.I.C.E.	5, Montpelier Place, Brighton, Sussex.
796	1882, Apr. 24	RABY, JOSEPH WALKER . . .	78, Cross Street, Manchester.
1515	1888, Dec. 10	*RADFORD, WILLIAM, M.I.C.E. .	19, Brazennose Street, Albert Square, Manches
1954	1891, Jan. 17	RADFORD, WILLIAM HAROLD .	19, Brazennose Street, Albert Square. Manches
1462	1888, Feb. 20	RAIKES, COLONEL GEORGE WHITTINGTON	Ragley Estate Office, Alcester, Redditch.
2025	1891, Mar. 14	RANDALL, RICHARD	Royal Engineers' Office, Curragh Camp, Irela
2366	1891, Nov. 4	RANSFORD, BENJAMIN HERBERT	The Leaze, Berkeley, Gloucestershire.
2108	1891, May 23	RANSOM, THOMAS ROBERT . .	12, Lower Grosvenor Place, and 32, Lown Street, S.W.
902	1883, Feb. 26	RAWLENCE, ERNEST ALFRED .	Newlands, Salisbury.
231	1870, Feb. 7	RAWLENCE, JAMES	Salisbury, Wilts.
2026	1891, Mar. 14	RAWLENCE, JAMES EDWARD . .	The Canal, Salisbury, Wilts.
1859	1890, Nov. 22	RAWLINS, HY. ADAIR, A.R.I.B.A.	46, Queen Victoria Street, E.C.
2367	1891, Nov. 4	RAWLINS, WILLIAM	124, Cannon Street, E.C.
134	1868, Oct. 26	RAYNBIRD, HUGH EDWARD . .	Basingstoke, Hants.
1516	1888, Dec. 10	REA, JOHN MARCUS BEAUMONT.	8, Winckley Street, Preston, and Lyth Lancashire.
1139	1884, Apr. 21	READ, GEORGE HUNTLY . .	27, Albany Street, N.W.
2109	1891, May 23	REBBECK, EDWARD WISE . .	Gervis Place, Bournemouth.
2368	1891, Nov. 4	REBBECK, THOMAS WARREN .	Gervis Place, Bournemouth.
839	1882, Dec. 18	REDDALL, DAVID GADSDEN. .	10, South Street, Finsbury, E.C.
1860	1890, Nov. 22	REES, ITHEL TREHARNE, M.I.C.E.	Guildhall Chambers, Cardiff.
584	1880, Dec. 13	REES, WILLIAM ANDREW . .	7, Cornhill, E.C.
544	1879, Apr. 28	REES, WILLIAM GEORGE . .	Holly House, Newport, Monmouthshire.
2369	1891, Nov. 4	REES, WILLIAM JOHN . . .	Cradock Street, Swansea.
2370	1891, Nov. 4	REEVE, KINGSNORTH. . . .	27, High Street, Rye, Sussex, and High Stre Lydd, Kent.
929	A. '83, Apr. 16 / F. '89, Jan. 28	REID, FRANCIS	Bucksford, Ashford, Kent.
514	1878, Nov. 11	REID, PATRICK SANDEMAN . .	20, John Street, Adelphi, W.C.
937	1883, April 30	RENDELL, ARTHUR STEPHEN .	Market Terrace, Newton Abbot.
802	A. '82, Apr. 24 / F. '90, Jan. 27	REX, FRANCIS HERBERT . .	311, Kentish Town Road, N.W.
172	A. '69, Feb. 8 / F. '82, Feb. 13	REX, WILLIAM	311, Kentish Town Road, N.W.
453	A. '76, May 8 / F. '81, Dec. 6	RICH, ROBERT	Didcot, Berks.
890	1883, Feb. 12	RICHARDS, ALFRED	Tottenham, N., and 18, Finsbury Circus, E.C.
2027	1891, Mar. 14	RICHARDS, GEORGE EDWARD .	St. John's Hill, Wimborne, Dorset.
2371	1891, Nov. 4	RICHARDS, HENRY . . .	51, Grosvenor Road, S.W.
1197	1884, May 26	RICHARDS, HENRY BRINLEY .	79, Coleman Street, E.C.
2372	1891, Nov. 4	RICHARDS, THOMAS ROBERT .	Bedford Row Chambers, 42, Theobald's Road, W
2110	1891, May 23	RICHARDS, WILLIAM	Tottenham, N., and 18, Finsbury Circus, E.C.
1955	1891, Jan. 17	RICHARDSON, CHARLES . . .	13, Barn Hill, Stamford, Lincolnshire.
1746	1890, Feb 24	RICHARDSON, GEORGE . . .	Estate Office, Edenhall, Langwathby, Cumberlar

p. o.	Date of Election and of Transfer.	FELLOWS.	
17	1890, May 29	RICHARDSON, JAMES	13, Barn Hill, Stamford, Lincolnshire.
31	1876. Dec. 18	RICHARDSON, JOHN, M.I.C.E. .	Methley Park, Leeds.
66	A. '91, Nov. 4 / F. '92, May 30	*RICHARDSON, OLIVER ARCHER .	3, Almorah Road, Canonbury, N.
05	1890, Jan. 27	RICHMOND, WALTER COLERIDGE	The Hollies, Potter's Bar, N.
03	1873, Feb. 10	RICKMAN, THOMAS M., A.R.I.B.A. (*Member of Council*)	8, Montague Street, Russell Square, W.C.
73	1891, Nov. 4	RIDDETT, WILLIAM HAMMOND .	Townhall Chambers, Ryde, Isle of Wight.
14	1883, April 2	RIDDLE, FREDERICK HENRY BRIMBLE	139, Trinity Road, Tooting, S.W.
28	1891, Mar. 14	RIGDEN, FRANCIS	Salisbury, Wilts.
24	A. '82, Jan. 30 / F. '83, Jan. 29	RIGDEN, HENRY WILLIAM . .	Salisbury, Wilts.
11	1891, May 23	RIGG, CHARLES	24, High Street, Cardiff.
17	1888, Dec. 10	RIGHTON, EDWARD GRANTHAM .	High Street, Evesham, Worcestershire.
74	1891, Nov. 4	RIX, GEORGE KERRY . . .	Somerleyton, near Lowestoft.
123	A. '76, Jan. 24 / F. '90, Nov. 10	ROBERTS, CHARLES QUINCEY .	2, South Square, Gray's Inn, W.C.
22	1890, Feb. 10	ROBERTS, HENRY CROYDON .	16, Abchurch Lane, E.C
120	1868, Aug. 17	ROBERTS, RICHARD	42, New Broad Street, E.C.
786	1890, Apr. 14	ROBERTS, THOMAS, A.M.I.C.E. .	Portmadoc, North Wales.
754	A. '82, Feb. 13 / F. '91, May 25	ROBEY, ROBERT	Oaklands, East Tytherley, Romsey, Hants.
445	1888, Jan. 23	ROBINS, EDWARD	22, Conduit Street, W.
72	1868, Jul. 13	ROBINS, EDWARD C., F.R.I.B.A.	46, Berners Street, Oxford Street, W.
603	1881, Jan. 24	ROBINS, WILLIAM HENRY . .	82A, New Street, Birmingham.
350	1887, Jan. 10	ROBINSON, CHARLES EDWARD .	36, Coleman Street, E.C.
112	1891, May 23	ROBINSON, EDMUND ARTHUR .	Lee-on-the-Solent, Gosport, Hants.
375	1891, Nov. 4	ROBINSON, GEORGE EDWARD .	9, Tacketts Street, Blackburn.
618	1881, Apr. 4	ROBINSON, HENRY, M.I.C.E. .	Westminster Chambers, 13, Victoria Street, S.W.
810	1882, May 8	ROBINSON, NATHANIEL WISHART	Marlowes, Hemel Hempstead, Herts.
291	1872, Dec. 9	ROBSON, EDWARD ROBERT, F.R.I.B.A.	Palace Chambers, 9, Bridge Street, S.W., and 2, The Paragon, Blackheath, S.E.
453	1888, Feb. 6	RODERICK, JOHN	2, Temple Row West, Birmingham.
747	1890, Feb. 24	RODHAM, JOHN	16, Finkle Street, Stockton-on-Tees.
225	1884, Dec. 8	ROGERS, WILLIAM BENNETT .	78, Gloucester Road, South Kensington, S.W.
570	1889, Jan. 28	ROKER, MITCHEL JOHN . . .	Snowdenham, Branksome Park, Bournemouth.
361	A. '74, Dec. 7 / F. '76 Jan. 24	ROLLESTON, JOHN FOWKE LANCELOT . . . . (*Member of Council*)	Grey Friars, Leicester.
969	A. '83, May 25 / F. '89, Jan. 28	*ROLLESTON, WILLIAM GUSTAVUS STANHOPE	Grey Friars, Leicester.
344	A. '86, Dec. 6 / F. '87, Nov. 14	*ROODS, ALFRED	School Board Offices, Victoria Embankment, W.C.
113	1891, May 23	ROOKE, ALFRED BRADLEY . .	11, Great James Street, Bedford Row, W.C.
376	1891, Nov. 4	ROONEY, SAMUEL	Cefn Mably Chambers, 9, Quay Street, Cardiff.
681	A. '89, Dec. 9 / F '91, Jan. 5	ROPER, JOHN SIMPSON, A.M.I.C.E.	32, Market Square, Lancaster.
980	A. '83, Nov. 12 / F. '87, Jan. 10	ROPER, WILLIAM.	3, The Pantiles, Tunbridge Wells, Kent.

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1488	1888, Apr. 30	ROSE, THOMAS	13, Bank Street, Norwich.
125	1868, Aug. 31	ROSSER, WILLIAM	Rhydyrhelig, Swansea, and Llanelly, Carmarthen
507	1878, Apr. 8	ROWE, RICHARD REYNOLDS, M.I.C.E., F.R.I.B.A. . .	Park House, Cambridge.
940	A. '83, Apr. 30 / F. '90, Jan. 27	ROWLANDSON, CHRISTOPHER .	The College, Durham.
2114	1891, May 23	ROYCE, DAVID NEEDHAM . .	Oakham, Rutland.
2115	1891, May 23	ROYCE, JOHN	Oakham, Rutland.
2029	1891, Mar. 14	RUAULT, JOHN GUSTAVE PETER	17, Southampton Street, Bloomsbury, W.C.
2030	1891, Mar. 14	RUDKIN, ARTHUR JOHN . . .	4, Walbrook, E.C.
2377	1891, Nov. 4	RUDMAN, SYDNEY CHARLES . .	Windlestone, Ferry Hill, Co. Durham.
2378	1891, Nov. 4	RUMBALL, AUBREY	St. Alban's, Herts.
2379	1891, Nov. 4	RUMBLE, HARRY HUMFREY . .	Court House, St. Marylebone, W.
970	A. '83 May 25 / F. '90, Jan. 6	*RUNDLE, EDWARD COLLINS . .	Bedford Office, Tavistock, Devon.
1023	A. '83, Dec. 17 / F. '89, Feb. 25	RÜNTZ, ERNEST AUGUSTUS . .	22, Moorgate Street, E.C.
315	A. '73, Dec. 8 / F. '75, Nov. 8	RUSHWORTH, EDMUND WALTER	22, Savile Row, W.
2031	1891, Mar. 14	RUSSELL, MURRAY LAWRENCE .	3, King Street, Cheapside, E.C.
1261	1885, Mar. 9	RUTHERFORD, JAMES. . . .	Kirk-leatham, Redcar, Yorkshire.
1547	1889, Jan. 14	RUTHERFORD, JAMES AUGUSTINE	Estate Office, Highclere Park, Newbury.
998	1883, Dec. 17	RUTLEY, CHARLES	11, Dowgate Hill, E.C.
1818	1890, May 29	RUTLEY, FRANK	11, Dowgate Hill, E.C.
2380	1891, Nov. 4	RYAN, WILLIAM PATRICK. . .	Thorner's Chambers, Ingram Court, Fenchurch Street, E.C.
466	A. '76, Dec. 18 / F. '80, Nov. 8	RYDE, ARTHUR LYON . . .	29, Great George Street, S.W.
909	A. '83, Feb. 26 / F. '91, June 29	RYDE, CHARLES BERTRAM . .	29, Great George Street, S.W.
421	1876, Jan. 24	SADLER, GEORGE WILLIAM . .	467, High Street, Cheltenham.
1233	A. 84, Dec. 8 / F '94, May 28	*SADLER, GEORGE WILLIAM, JUN., A.R.I.B.A.	Duchy of Lancaster Office, Lancaster Place, W.C.
256	1871, Feb. 13	ST. QUINTIN, PERRY. . . .	50, Threadneedle Street, E.C.
438	A. '76, Mar. 20 / F. '89, Nov 25	ST. QUINTIN, RICHARD SAMUEL .	50, Threadneedle Street, E.C.
1518	1888, Dec. 10	SALTER, WILLIAM HERBERT .	The Hall, Attleborough, Norfolk.
1788	1890, Apr. 14	SAMPLE, CHARLES HERBERT .	Matfen, near Newcastle-on-Tyne.
1436	1888, Jan. 9	SAMPLE, THOMAS	Bothal Castle, near Morpeth, Northumberland.
1789	1890, Apr. 14	SAMPLE, WILLIAM COLLINGS .	Bothal Castle, near Morpeth.
1682	A. '89, Dec. 9 / F. '91, Oct. 15	SAMPSON, WILLIAM	Beauchief Abbey, near Sheffield.
1384	1887, Mar. 21	SAMUEL, WILLIAM JOHN . . .	Newport Pagnell, Bucks.
2116	1891, May 23	SANCTUARY, CAMPBELL FORTESCUE STAPLETON	Mangerton, Melplash, Dorset.
397	1875, Apr. 26	SANDAY, GEORGE HENRY . .	Langdale Lodge, Adkin Road, Clapham Park, S.W.
741	1882, Feb. 13	SANDERS, THOMAS	148, Worcester Street, Bromsgrove, Worcestershire.
458	1876, Nov. 27	SANDY, HENRY	Newport Road, Stafford.

Pp. & No.	Date of Election and of Transfer.	FELLOWS.	
57	1869, Feb. 8	SAUNDERS, CECIL GEORGE . .	5, Robert Street, Adelphi, W.C.
06	A. '90, Jan. 6 / F. '92, Nov. 14	*SAUNDERS, CHARLES HERBERT.	40, Gloucester Road, S.W.
77	1869, Feb. 22	SAUNDERS, EDWARD	6, Bishopsgate Street Without, E.C.
32	1891, Nov. 4	SAUNDERS, MARTIN L., A.R.I.B.A.	9, Finsbury Circus, E.C.
52	1891, Mar. 14	SAUNDERS, RUTLAND. . . .	6, Bishopsgate Street Without, E.C.
33	1891, Nov. 4	SAUNDERS, THEODORE RIDLEY .	Belgrave Chambers, Ventnor, Isle of Wight.
31	1868, Aug. 17	SAVILL, ALFRED	39, New Broad Street, E.C., and Chigwell, Essex.
32	A. '82, Mar. 13 / F. '89, Mar. 18	SAVILL, ALFRED, JUN. . . .	39, New Broad Street, E.C.
02	A. '90, Nov. 22 / F. '93, Aug. 9	*SAVILL, EDWIN	39, New Broad Street, E.C.
37	A. '83, Jan. 15 / F. '92, Feb. 1	SCAMMELL, THOMAS	14, John Street, Bristol.
38	1874, Feb. 2	SCARTH, WILLIAM T. . . .	Raby Castle, Darlington.
34	1891, Nov. 4	SCOTT, AUGUSTUS FREDERIC .	24, Castle Meadow, Norwich.
35	1887, Mar. 21	SCOTT, HENRY LACY . . .	Bury St. Edmund's, Suffolk.
29	A. '81, Dec. 5 / F. '82, Apr. 24	SCOVELL, JOHN	Oulton Park, Tarporley, Cheshire.
55	A. '82, Feb. 13 / F. '89, Mar. 4	SCRIVEN, CHARLES HERBERT .	Bank Plain, Norwich.
861	1890, Nov. 22	SCRIVEN, RICHARD GEORGE .	Castle Ashby, Northampton.
862	1890, Nov. 22	SCROGGS, WILLIAM	Rectory House, Kidlington, Oxford.
706	1890, Jan. 27	SEBASTIAN-SMITH, CHARLES .	Shipley, Derby, and Friar Lane, Leicester.
584	1879, Mar. 3	SELBY, CHARLES FREDERIC . .	19, Queen Anne's Gate, S.W.
723	1890, Feb. 10	SELBY-BIGGE, CHARLES P. O. .	10, Draycott Place, Chelsea, S.W.
863	1890, Nov. 22	SENIOR, HARRY SAMUEL . .	Sturminster Newton, Dorset.
823	A. '82, Nov. 13 / F. '86, May 3	SEYMOUR, RICHARD ARTHUR HAMILTON	46, Earl Street, Maidstone, Kent.
049	A. '84, Jan. 14 / F. '91, Mar. 16	SHACKLE, EDWARD NEILD . .	7, Hobart Place, S.W.
431	1876, Mar. 6	SHAW, JOHN . . . . . *(Member of Council)*	College Place, Derby.
950	A. '83, May 21 / F. '90, Mar. 10	SHAW, JOHN, JUN.	The College, All Saints', Derby.
819	1890, May 29	SHELMERDINE, HENRY . . .	Estate Offices, Lancashire and Yorkshire Railway, Hunt's Bank, Manchester.
748	1890, Feb. 24	SHEPPARD, ERNEST	81, Elizabeth Street, Eaton Square, S.W.
999	1883, Dec. 17	SHEPPARD, OSBORNE	Glynelydach, Neath.
316	1886, May 3	SHERRIN, JOHN LESTER . .	40, Old Broad Street, E.C.
706	A. '82, Jan. 16 / F. '87, Dec. 5	SHERWIN, JOSEPH HENRY . .	16, Whitehall Place, S.W.
117	1891, May 23	SHILCOCK, JAMES.	Hitchin, Herts, and 15, Basinghall Street, E.C.
385	1891, Nov. 4	SHONE, ISAAC, A.M.I.C.E. . .	47, Victoria Street, Westminster, S.W.
474	A. '77, Jan. 29 / F. '80, Nov. 8	SHOPPEE, CHAS. H., F.R.I.B.A.	22, John Street, Bedford Row, W.C.
74	1868, Jul. 13	SHOPPEE, CHAS. J., F.R.I.B.A. *(Past-President)*	22, John Street, Bedford Row, and 41, Mecklenburgh Square, W.C.
604	A. '81, Jan. 24 / F. '83, May 21	*SILCOCK, THOMAS BALL. . .	Octagon Chambers, Milsom Street, Bath.
720	1882, Jan. 30	SIMMONDS, FREDERICK . . .	Parkside, Englefield Green, Surrey.
654	1889, Dec. 9	SIMMONS, CHARLES	Henley-on-Thames.

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811	A. '82, May 8 F. '89, Nov. 11	SIMMONS, CHARLES FRANKLIN .	Basingstoke, Hants, and Henley-on-Thames.
824	A. '82, Dec. 4 F. '91, Aug. 4	SIMMONS, WILLIAM ANKER . .	Henley-on-Thames, and Basingstoke.
903	1883, Feb. 26	SIMMS, WALTER	27, Albany Street, N.W.
1486	1888, May 14	SIMPSON, ROBERT THOMAS .	Horsecroft, Bury St. Edmunds, Suffolk.
2386	1891, Nov. 4	SINGLE, ARTHUR	83, The Grove, Stratford, E.
2387	1891, Nov. 4	SKITT, ARTHUR	Glenbrook, Trent Road, Brixton Hill, S.W.
2388	1891, Nov 4	SLADE, JAMES BENJAMIN . . .	67 & 68, Cheapside, E.C.
1903	A. '90, Nov. 22 F. '92, Nov. 14	*SLATER, CHARLES FREDERICK .	21, Ellerker Gardens, Richmond, Surrey.
282	1872, Apr. 22	SLATER, GEORGE.	Canterbury.
593	A. '80, Dec. 12 F. '83 April, 30	SMALLPEICE, GEORGE BAKER .	9 and 10, Tokenhouse Yard, E.C., and Guildford.
135	1868, Oct. 26	SMELLIE, THOMAS DAVIES . .	209, St. Vincent Street, Glasgow.
122	1868, Aug. 17	SMITH, CHARLES BOVILL . .	Wykeham House, Fareham, Hants.
1626	1889, May 13	SMITH, EDWARD	54, Amwell Street, E.C.
1484	1888, Apr. 30	SMITH, FRANK	37, Cannon Street, Birmingham.
2389	1891, Nov. 4	SMITH, FRANK ADAMS, A.M.I.C.E.	28, Finsbury Circus, E.C.
1538	A. 88, Dec. 10 F. '90, Jan. 27	*SMITH, FRANK WILLIAM . .	Beauchamp Hill, Milverton, Leamington.
2033	1891, Mar. 14	SMITH, FREDERIC ELLISON . .	Tanfield Chambers, Bradford.
2390	1891, Nov. 4	SMITH, FREDERICK JOHN . .	21, Portland Street, Southampton.
2034	1891, Mar. 14	SMITH, FREDERICK ROBERT .	6, Great College Street, S.W.
1655	1889, Dec. 9	SMITH, GEORGE	Boughton-Monchelsea, Kent.
2119	1891, May 23	SMITH, GEORGE ALFRED . .	78, Parchment Street, Winchester.
1864	1890, Nov. 22	SMITH, HARRY RUSSELL . . .	Exchange Buildings, Bradford.
454	A. '76, May 8 F. '81, Dec. 6	SMITH, HENRY	8, John Street, Adelphi, W.C.
400	A. '75, Apr. 26 F. '81, Jan. 24	SMITH, HENRY HERBERT . .	Chippenham, Wilts, and 7, Whitehall Place, S.W.
2391	1891, Nov. 4	SMITH, JOHN MOORE . . .	14, Union Court, Old Broad Street, E.C.
1487	1888, May 14	SMITH, JOHN THOMPSON . .	Tattondale, Knutsford, Cheshire.
955	1883, May 25	SMITH, JOSEPH	Tanfield Chambers, Bradford.
2118	1891, May 23	SMITH, PERCY PYNE CALDECOTT	63, Holland Road, Kensington, W.
1820	1890, May 29	SMITH, SIDNEY	Southwater, Horsham, Sussex.
2392	1891, Nov. 4	SMITH, SIDNEY R. J., F.R.I.B.A.	14, York Buildings, Adelphi, W.C.
894	A. '83, Feb. 12 F. 89, Feb. 25	SMITH, WHEATER	15, Cheapside, Bradford.
1256	1885, Feb. 23	*SMITH, WILLIAM	Upper Farm, Abbot's Salford, Evesham, Worcestershire.
1372	1887, Feb. 21	SMYTH-RICHARDS, GEORGE COBLEY	6, Castle Street, Barnstaple, Devon.
1494	1888, Nov. 12	SNELLING, HENRY	19 and 20, Walbrook, E.C., and Sidcup, Kent.
146	1868, Nov. 9	SOUTHWELL, CHARLES JOSIAH .	Hook Field House, Bridgnorth, Shropshire.
1821	1890, May 29	SPACKMAN, CHARLES CHANTREY	6, Terrace Walk, Bath.
96	1868, Jul. 27	SPACKMAN, HENRY	6, Terrace Walk, Bath.
1689	1890, Jan. 6	SPELMAN, CLEMENT CHARLES RIX	St. Giles' Street, Norwich.
1107	1884, Feb. 25	SPURLING, HENRY	81, Prince's Street, Ipswich, Suffolk.

...p. ...o.	Date of Election and of Transfer.	FELLOWS.	
42	1868, Jun. 15	SQUAREY, ELIAS PITTS . . . (*Past-President*)	The Moot, Downton, Salisbury, and 22, Great George Street, S.W.
22	1890, May 29	SQUAREY, NEWELL WILLIAM PITTS	The Moot, Downton, Salisbury, and 22, Great George Street, S.W.
67	1884, Jan. 28	SQUIRE, RICHARD	2, Pont Street, Belgrave Square, S.W.
77	1885, Dec. 7	STACEY, HARRIE	Station Road, Redhill, Surrey.
268	1885, May 4	STAFFORD, ROBERT BARRY . .	83, High Street, Bedford.
393	1891, Nov. 4	STALLARD, ALFRED EDWIN . .	West Street, Havant.
394	1891, Nov. 4	STALLARD, WILLIAM	Sunny Lodge, Malvern Link, and Estate Office, Madresfield, Malvern Link.
395	1891, Nov. 4	STANFORD, CHARLES MAURICE .	23, High Street, Colchester.
036	1891, Mar. 14	STANGER, SAMUEL ARTHUR . .	21, Finsbury Pavement, E.C.
120	1891, May 23	STANHAM, GEORGE GORDON. .	100B, Queen Victoria Street, E.C.
437	1888, Jan. 9	STANLEY-DODGSON, STANLEY DICKINSON	Estate Office, Somerset House, Whitehaven, Cumberland.
707	1890, Jan. 27	START, JOSEPH WILLIAM . .	Cups Chambers, High Street, Colchester, Essex.
396	1891, Nov. 4	STEDMAN, CHARLES MASON . .	The Turret House, Killieser Avenue, Streatham Hill, S.W.
469	1877, Jan. 15	STENNING, ALEX. R., F.R.I.B.A.	121, Cannon Street, E.C.
529	A. '79, Jan. 6; F. '82, Nov. 13	STEPHENSON, CHARLES WILLIAM	38, Parliament Street, S.W.
823	1890, May 29	STEVENS, CHARLES VIVIAN . .	18, Cockspur Street, S.W.
2397	1891, Nov. 4	STEVENS, JOHN WM., A.R.I.B.A.	21, Bridge Street, E.C.
1198	1884, May 26	STEVENS, WILLIAM CHARLES .	22, Savile Row, W.
2037	1891, Mar. 14	STEVENSON, EDMD. H., M.I.C.E.	38, Parliament Street, S.W.
97	1868, Jul. 27	STEWARD, HERBERT THOMAS . (*Member of Council*)	45, Parliament Street, S.W.
2038	1891, Mar. 14	STIRTON, THOMAS	Estate Office, West Stratton, Micheldever Station, Hants.
938	1883, April 30	STOCK, HENRY, F.R.I.B.A. .	9, Denman Street, London Bridge, S.E.
2121	1891, May 23	STOCKS, FREDERICK WILLIAM .	Estate Office, Mere, Knutsford.
2398	1891, Nov. 4	STOKES, FREDERICK VINCENT .	31, Great James Street, Bedford Row, W.C.
654	1881, Dec. 19	STONER, ALFRED	8, Blomfield Street, E.C.
1599	1889, Mar. 4	STOOKE, JAMES	Courtenay Street, Newton Abbot, Devon.
2399	1891, Nov. 4	STOPHER, THOMAS	Winchester, Hants.
2039	1891, Mar. 14	STREET, WM. CHAS., F.R.I.B.A.	7, Victoria Street, S.W.
1108	1884, Feb. 25	STRUDWICK, HAYWARD JAMES .	Falcon Court, 32, Fleet Street, E.C.
655	1881, Dec. 19	STRUDWICK, WILLIAM HENRY .	14, Parliament Street, S.W.
415	A. '75, Dec. 13; F. '91, June 29	STRUTT, HON. EDWARD GERALD	43, Finsbury Circus, E.C., and Whitelands, Hatfield Peverel, Chelmsford, Essex.
1488	1888, May 14	STUDDY, THOMAS EDWARD . .	Broxton, Chilbolton, Hants.
87	1868, Jul. 20	STURGE, ROBERT FOWLER . .	34, Corn Street, Bristol.
18	1868, Jun. 15	STURGE, WILLIAM . . . . (*Past-President*)	34, Corn Street, Bristol.
2400	1891, Nov. 4	SURRIDGE, JOSEPH SMITH . .	Coggeshall, Essex.
2401	1891, Nov. 4	SUTHERS, JAMES	Victoria Villas, Todmorden.
2402	1891, Nov. 4	SWAIN, ERNEST	82, High Street, Notting Hill, W.
2403	1891, Nov. 4	SWAIN, FRANK	82, High Street, Notting Hill, W.

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1427	A. '87, Dec. 11 / F. '92, Feb. 1	SWETENHAM, HENRY . . .	Hawarden, Chester.
1257	1885, Feb. 23	SWORDER, HUGH	High Street, Epping, Essex.
1068	1884, Jan. 28	SYMONS, PHILIP	Fore Street, Totnes, Devon.
1956	1891, Jan. 17	SYNGE, EDWARD MILLINGTON .	Eastlands, Weybridge.
1824	1890, May 29	TABBERER, BENJ., F.R.I.B.A. .	13, Basinghall Street, E.C.
1317	1886, May 8	TANNER, HENRY, F.R.I.B.A. .	H.M. Office of Works, Whitehall Place, S.W.
1092	1884, Feb. 11	TANNER, JAMES MELHUISH . .	Wembworthy, North Devon.
1115	A. '84, Feb. 25 / F. '88, Dec. 10	TANNER, WILLIAM	Lynhurst, Newport, Monmouthshire.
771	A. '82, Feb. 27 / F. '89, Nov. 11	TAPP, ARTHUR	15, Great George Street, and Southend-on-Sea, Essex.
2404	1891, Nov. 4	TASKER, HENRY HUGH . . .	53, Penton Street, Pentonville, N.
233	A. '70, Feb. 7 / F. '78, Jan. 28	TATHAM, GEORGE HENRY . .	63 & 64, New Broad Street, E.C., and Romford, Essex.
2405	1891, Nov. 4	TAYLOR, ARTHUR WILLIAM . .	119, High Street, Putney, S.W.
1364	1887, Jan. 24	TAYLOR, EDWARD FERGUSSON .	New Barnet, Herts, and 70 & 72, Chancery Lane, W.C.
1471	A. '88, Mar. 5 / F. '91, July 6	TAYLOR, JOHN HERBERT . .	15, Great George Street, S.W.
678	A. '81, Dec. 19 / F. '87, Feb. 7	TAYLOR, JOHN W., F.R.I.B.A. .	31, Westgate Road, Newcastle-on-Tyne.
1026	A. '83, Dec. 17 / F. '89, Nov. 11	TAYLOR, MATTHEW	Northchapel, Petworth, Sussex.
1825	1890, May 29	TAYLOR, RICHARD FREDERICK .	3, King Street, Cheapside, E.C.
2406	1891, Nov. 4	TAYLOR, SAMUEL	Nuttall, Nottingham.
2407	1891, Nov. 4	TAYLOR, THOMAS WALTERS . .	25, Brazennose Street, Manchester.
1069	1884, Jan. 28	TEWSON, EDWARD	80, Cheapside, E.C.
859	A. '82, Dec. 18 / F. '85, Jan. 12	TEWSON, EDWARD ARTHUR. .	80, Cheapside, E.C.
806	A. '82, Apr. 24 / F. '90, Nov. 10	THEOBALD, HENRY	87, Finsbury Pavement, E.C., and 92, Fores Lane, Forest Gate, E.
924	1883, April 16	THEOBALD, HENRY WELLS DEWHURST	110, Great Russell Street, W.C.
2408	1891, Nov. 4	THOMAS, GEORGE	Queen's Chambers, Cardiff.
1765	1890, Mar. 10	THOMAS, GLEGGE	Cheshire Lines Committee, Central Station, Liverpool.
2409	1891, Nov. 4	THOMAS, JOHN HENRY . . .	78, Gloucester Road, South Kensington, S.W.
329	1874, Jan. 19	THOMAS, JOSIAH	Athenæum Chambers, Nicholas Street, Bristol.
2410	1891, Nov. 4	THOMAS, WILLIAM	Castlemartin Court, near Pembroke.
841	1882, Dec. 18	THOMPSON, ARTHUR EDMUND .	Leadenhall Buildings, E.C.
2411	1891, Nov. 4	THOMPSON, FRANCIS WILLIAM .	5, Wood Street, Bolton.
2412	1891, Nov. 4	THOMPSON, GEO. W., A.M.I.C.E.	Vine Street, Tooley Street, Southwark, S.E.
1329	1886, Dec. 6	THOMSON, WILLIAM CUNNINGHAM	Estate Office, Luton Hoo, Luton, Beds.
1473	1888, Mar. 19	THORNE, ARNOLD, F.R.I.B.A. .	Cross Street, Barnstaple, Devon.
757	A. '82, Feb. 13 / F. '89, Nov. 25	THORPE, CHRISTOPHER . . .	Chesterfield.
2122	1891, May 23	THORPE, JOHN	Nailstone, Hinckley, Leicestershire.
1000	1883, Dec. 17	THORPE, WILLIAM	Nailstone, Hinckley, Leicestershire.

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57	1881, Dec. 19	THURGOOD, HERBERT JOHN .	27, Chancery Lane, W.C.
23	1889, Apr. 29	THURGOOD, WILLIAM HENRY .	22, Great George Street, S.W.
91	A. '80, Dec. 13 / F. '87, Nov. 14	THURNALL, JOHN EDWARD . .	Royston, Herts.
94	1878, Jan. 14	THURSFIELD, THOMAS HOWELLS	Barrow, Brosely, Shropshire.
45	1868, Jun. 15	THYNNE, EDWARD LEWIS . .	11, Great George Street, S.W.
55	1869, Jan. 11	THYNNE, FREDERICK GEORGE	11, Great George Street, S.W.
970	1884, Jan. 28	THYNNE, GUY HARRY . . .	11, Great George Street, S.W.
365	1890, Nov. 22	TIDMAN, EDWARD	Connaught Mansions, 34, Victoria Street, S.W.
297	A. '86, Jan. 11 / F. '89, Mar 18	*TIFFEN, JOHN HENRY . . .	Conservancy Buildings, Hull.
742	1882, Feb. 13	TIFFEN, JOSEPH	Conservancy Buildings, Hull.
373	1887, Feb. 21	TINDALL, CHARLES WILLIAM .	Brocklesby, Lincolnshire.
413	1891, Nov. 4	TODD, RICHARD	Englefield, near Reading.
241	1885, Jan. 12	TODD, WILLIAM H., M.I.C.E. .	County Buildings, Hull.
438	1888, Jan. 9	TOMLINSON, THOMAS. . . .	Estate Office, Alnwick Castle, Northumberland.
600	1889, Mar. 4	TOMPSETT, WILLIAM ROBERT	Stone Castle Farm, Paddock Wood, Kent, and 182, High Street, Tonbridge.
827	1890, May 29	TOMSON, JAMES JOHN . . .	The Châlet, King's Norton, near Birmingham.
766	1882, Feb. 27	TOOTELL, CHARLES	13, King Street, Maidstone, Kent.
767	1882, Feb. 27	TOOTELL, JOSEPH	13, King Street, Maidstone, Kent.
473	1877, Jan. 29	TOOTELL, RICHARD WILLIAM .	11, Queen Victoria Street, E.C.
447	1876 Apr. 24	TOWER, BROWNLOW RICHARD CHRISTOPHER	Bridgewater Estate Office, Ellesmere, Salop.
2414	1891, Nov. 4	TRAFFORD, FREDERICK CHARLES	100, Jermyn Street, St. James's, S.W.
972	A. '83, May 25 / F. 86, Dec. 6	*TREADWELL, HENRY JOHN . .	2, Waterloo Place, Pall Mall, S.W.
2415	1891, Nov. 4	TREPPLIN, ERNEST C. . . .	Vasterne, Wootton Bassett, Wilts.
1001	1883, Dec. 17	TRETHEWY, HENRY	Silsoe, Ampthill, Beds.
292	1886, Jan. 11	TRIST, JOHN WILLIAM . . .	62, Old Broad Street, E.C.
355	1874, May 11	TROLLOPE, CHARLES BROWN .	13, Parliament Street, S.W.
592	A. '80, Dec. 13 / F. '91, Jan. 19	TROLLOPE, HENRY CHARLES. .	7, Hobart Place, S.W.
2123	1891, May 23	TROUNSON, JOHN WILLIAM, F.R.I.B.A.	27, Clarence Street, Penzance.
1131	A. '84, Mar. 10 / F. '91, Aug. 4	TRUMPER, JOHN ALFRED . .	23, Lincoln's Inn Fields, W.C.
92	1868, Jun. 15	TRUMPER, RICHARD	23, Lincoln's Inn Fields, W.C.
2040	1891, Mar. 14	TUBBS, WALTER BURNELL . .	St. Martin's House, 1, Gresham Street, E.C.
110	1868, Aug. 3	TUCKETT, PHILIP DEBELL . .	2, Basinghall Street, E.C.
521	1878, Dec. 9	TUNLEY, GEORGE	28, Finsbury Circus, E.C.
1495	1888, Nov. 12	TURNER, CHARLES	Oakhurst, East Grinstead, Sussex.
904	1883, Feb. 26	TURNER, FREDERICK JOHN . .	Mansfield-Woodhouse, Mansfield, Notts.
1866	1890, Nov. 22	TURNER, JOSEPH HARLING . .	Portland Estate Offices, Kilmarnock.
2124	1891, May 23	TURNER, THOMAS NEVE. . .	37, Upper Berkeley Street, Portman Square, W.
1520	1888, Dec. 10	TURNER, THOMAS WARNER. .	Welbeck Abbey, Worksop, Notts.
1246	1885, Jan. 26	TURNOR, EXSUPERIUS WESTON .	The Green, Stafford.

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1867	1890, Nov. 22	TURTON, EDWARD JAMES . .	Horkstow, Barton-on-Humber, Lincolnshire.
1698	A. '90, Jan. 6 / F. '93, Aug. 9	*TYLER, JAMES WILLIAM . .	20, Mount Street, W.
2417	1891, Nov. 4	TYSER, RICHARD.	360, High Road, Chiswick, W.
2041	1891, Mar. 14	UPCHER, EDWARD BERNERS .	Kirby Cane, Norfolk.
1571	1889, Jan. 28	USHER, ALFRED	Belize, British Honduras.
905	1883, Feb. 26	VAIZEY, JOHN GEORGE . . .	Bocking, Braintree, Essex, and 44, Bedford Row, W.C.
2125	1891, May 23	VALLANCE, ROBT. F., F.R.I.B.A.	Mansfield, Notts.
1002	1883, Dec. 17	VEEVERS, RICHARD	Woningworth, Fulwood Park, Preston.
319	A. '73, Dec. 8 / F. '78, Nov. 11	VENABLES, FREDERICK . . .	60, Chancery Lane, W C.
429	1876, Feb. 21	*VERNON, ARTHUR . . . . (*Member of Council*)	Borshams, High Wycombe, Bucks; and 29, Cockspur Street, S.W.
2289	1891, Nov. 4	†VERNON-INKPEN, GEORGE CHAS.	6, King's Road, Southsea, Hants.
418	1876, Jan. 10	VIGERS, ASTLEY	4, Frederick's Place, E.C.
268	1871, Dec. 4	VIGERS, EDW., JUN., F.R.I.B.A.	31, Parliament Street, S.W.
498	A. '78, Jan. 28 / F. '83, Nov. 12	VIGERS, LESLIE ROBERT . .	4, Frederick's Place, E.C.
594	A. '80, Dec. 13 / F. '85, Nov. 9	VIGERS, MARTIN	52, Queen Victoria Street, E.C.
46	1868, Jun. 15	VIGERS, ROBERT. . . . . (*Vice-President*)	4, Frederick's Place, E.C.
1496	1888, Nov. 12	VILLAR, JAMES	1A, Cambray, Cheltenham.
1601	1889, Mar 4	WACHER, THOMAS	Upper Bridge Street, Canterbury, Kent.
1868	1890, Nov. 22	WADDINGTON, JOHN ALLEN . .	Estate Office, Rendcomb Park, Cirencester.
2126	1891, May 23	WADE, GEORGE TEMPEST . .	Halford Street, Leicester.
842	1882, Dec. 18	WADE, JOHN.	10, Pitt Street, Barnsley.
2418	1891, Nov. 4	WADLING, HY. JOHN, F.R.I.B.A.	Lamb Building, Temple, E.C.
2419	1891, Nov. 4	WADMORE, BEAUCHAMP, A.R.I.B.A.	35, Great St. Helen's, E.C.
1618	1889, Apr. 1	WAGSTAFFE, THOMAS ROGERS .	11, Devonshire Road, Balham, S.W. and 109, Leadenhall Street, E.C.
843	1882, Dec. 18	WAINWRIGHT, CHARLES RAWLINSON	Shepton Mallet, Somerset.
1631	1889, Nov. 25	WAINWRIGHT, THOMAS TAYLOR.	21, Leigh Street, Liverpool.
1392	1887, May 9	WALCOTT, LYONS RODEN SYMPSON	1, Gray's Inn Place, W.C.
1869	1890, Nov. 22	WALKER, FRANCIS ELLIOTT . .	Blake Street, York.
2421	1891, Nov. 4	WALKER, GEORGE BOOTH . .	Wainfleet, Lincolnshire.
743	1882, Feb. 13	WALKER, HERBERT, A.M.I.C.E., F.R.I.B.A.	Newcastle Chambers, Angel Row, Nottingham.
2127	1891, May 23	WALKER, JOSEPH.	Lenton Avenue, The Park, Nottingham.

† Special Sanitary Science Certificate.

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{A. '91, Nov. 4 / F. '92, Oct. 12}	*WALKER, JOSEPH ARTHUR . .	Ashton Court Estate, Long Ashton, Clifton.
1890, Mar. 24	WALKER, JOSHUA	Market Place, Retford, Notts.
1891, Nov. 4	WALKER, ROBERT, F.R.I.B.A. .	10, St. Martin's Place, Trafalgar Square, W.C.
1881, Dec. 19	WALKER, SAMUEL	22, Moorgate Street, E.C.
1884, Jan. 28	WALL, GEORGE YOUNG . . .	Exchequer Buildings, Durham.
1891, Nov. 4	WALLACE, GEORGE	St. Giles' District Board of Works, 197, High Holborn, W.C.
1884, May 19	WALLACE, HENRY	Trench Hall, Gateshead-on-Tyne, Co. Durham.
1888, Feb. 6	WALLINGTON, JOHN ARTHUR BEACH.	Basingstoke, Hants.
1882, Mar. 27	WALMISLEY, ARTHUR THOMAS, M.I.C.E.	9, Victoria Street, S.W., and Harbour Board Offices, Dover, Kent.
1891, Mar. 14	WALMISLEY, J. W., F.R.I.B.A.	7, King's Terrace, Southsea, Hants.
1890, May 29	WANKLYN, PHILLIP ENDELL .	Dixton, near Monmouth.
1887, Dec. 19	WARD, DANIEL	8, Courtenay Street, Plymouth, and Hewton, Beeralston, Devon.
1890, Feb. 10	WARD, FELIX JOHN	Crowsmoor, Aston-on-Clun, Salop.
1888, Mar. 5	WARD, FRANK	Burnville, Bridestowe, North Devon.
{A. '83, Dec. 17 / F. '89, Nov. 11}	WARD, GEORGE	"Lyndhurst," 2, Stowe Road, Goldhawk Road, W.
1881, Dec. 19	WARE, CHAS. EDWIN, M.I.C.E.	Gandy Street Chambers, Exeter.
1884, Apr. 21	WARING, CHARLES EDWARD .	1, Charles Street, Crockherbtown, Cardiff.
1890, Nov. 22	WARING, HERBERT FULLER .	46, Earl Street, Maidstone, Kent.
1891, Nov. 4	WARNER, ALFRED E., A.R.I.B.A.	6, Waterloo Place, S.W.
1889, Nov. 25	WARNER, HENRY.	Faringdon, Alton, Hants.
{A. '69, Mar. 8 / F. '75, Apr 12}	WARNER, WILLIAM HENRY . .	130, Mount Street, Grosvenor Square, W.
1891, Nov. 4	WATERMAN, ALBERT JAMES . .	20, Week Street, Maidstone.
1883. Jan. 29	WATERMAN, JAMES	Ashford, Kent.
1884, Feb. 25	WATERMAN, RICHARD . . .	20, Week Street, Maidstone, Kent.
1891, Mar. 14	WATERS, EDWARD	The Canal, Salisbury, Wilts.
{A. '82, Feb. 13 / F. '87, Mar. 7}	WATERS, WILLIAM RICHARD .	21, Upper Berkeley Street, Portman Square, W.
{A. '84. Feb. 11 / F. '89, Mar. 4}	WATKINS, ROBERT ARUNDEL .	Castle Combe, Chippenham, Wilts.
1868, Jun. 15	WATNEY, DANIEL. . . . . (*Vice-President*)	33, Poultry, E.C.
1891, Jan. 17	WATNEY, DENDY.	4A, Frederick's Place, E.C.
{A. '83, May 21 / F. '87, Feb. 21}	WATNEY, WALTER DANIEL . .	33, Poultry, E.C.
1889, Dec. 9	WATSON, ALFRED	36, Coleman Street, E.C.
1880, Mar. 1	WATSON, HERBERT EDWARD .	New Grove, Petworth, Sussex, and 6, Lendal, York.
1882, Apr. 24	WATSON, JOHN	Shirburn Castle, Tetsworth, Oxon.
1891, Nov. 4	WATSON, JOHN	62, Whitefriar-gate, Hull.
{A. '85, Dec. 7 / F. '94, May 2}	*WATSON, JOHN, JUN. . . .	Wentbridge Lodge, Pontefract, Yorkshire.
1888, Feb. 6	WATT, ALEXANDER	Ravenglass, Carnforth, Lancashire.
{A. '76, Dec. 18 / F. '79, Nov. 10}	WATTS, CHARLES	13, Southampton Street, Strand, W.C.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
2426	1891, Nov. 4	WATTS, SAMUEL LINGARD . .	40, South King Street, Cross Street, Manchest
1633	1889, Nov. 25	WATTS, WILLIAM JOHN . . .	40, South King Street, Cross Street, Manchest
1658	1889, Dec. 9	WAY, HENRY JAMES. . . .	109, Lower St. James' Street, Newport, Isle Wight.
284	1872, May 6	WEALL, JOHN	38, High Street, Watford.
1045	1884, Jan. 14	WEATHERALL, HENRY . . .	22, Chancery Lane, W.C.
700	1882, Jan. 16	WEAVER, WILLIAM, M.I.C.E. .	Town Hall, Kensington, W.
215	1869, Dec. 6	WEBB, GEORGE	Tunstall, Sittingbourne, Kent.
1725	1890, Feb. 10	WEBB, WILLIAM	4, High Street, Croydon.
1478	1888, Apr. 16	WEBSTER, ALEXANDER . . .	100, Highgate, and 9, Cliff Terrace, Kend Westmoreland.
1659	1889, Dec. 9	WELCH, FREDERICK WILLIAM .	168. North Street, Brighton, and 26, Havelo Road, Hastings.
2128	1891, May 23	WELLS, EDWIN	Barnard Castle, Co. Durham.
1169	A. '84, May 5 F. '90, Dec. 8	WELLS, WILLIAM HOWLEY . .	Estate Office, Evershot, Dorset.
661	1881, Dec. 19	WELLSTED, WM. H., A.M.I.C.E.	Manor Street, Hull.
744	1882, Feb. 13	WESTBURY, GEORGE HENRY .	The Knoll, Andover, Hants.
2045	1891, Mar. 14	WETHERALL, HARRY LANCASTER	Brachlyn, Winchfield, Hants.
1454	1888, Feb. 6	WHALLEY, HENRY SHAW . .	90, Northgate Street, Chester.
779	1882, Mar. 13	WHARTON, THOMAS GEORGE .	1, Basinghall Street, E.C.
1726	1890, Feb. 10	WHATLEY, FREDERICK ERNEST	Cirencester.
1660	1889, Dec. 9	WHELER, EDWARD GALTON . .	Alnwick, Northumberland.
1266	1885, Apr. 20	WHITAKER, GEORGE	47, Victoria Street, S.W.
2427	1891, Nov. 4	WHITE, ALFRED E., A.M.I.C.E.	Town Hall, Hull.
1958	1891, Jan. 17	WHITE, ARTHUR JEFFREY . .	Wrangaton Manor, Ivybridge, South Devon.
1959	1891, Jan. 17	WHITE, CHARLES ALEXANDER .	18, High Street, Dorking, Surrey.
2428	1891, Nov. 4	WHITE, JAMES ALEXANDER . .	18, High Street, Dorking.
745	1882, Feb. 13	WHITE, JOHN.	Warrington, Lancashire.
1774	1890, Mar 24	WHITE, JOHN.	49, London Road, Sevenoaks, Kent.
2429	1891, Nov. 4	WHITE, WILLIAM HENRY . .	31, Eldon Street, South Place, Finsbury, E.C.
701	1882, Jan. 16	WHITELEY, CHARLES PERRY .	82, Queen Street, E.C.
2430	1891, Nov. 4	WHITTINDALE, JAMES . . .	The Poplars, Kenilworth, Warwickshire.
2431	1891, Nov. 4	WHITTON, JOHN WILLIAM . .	2, St. James's Street, Derby.
2432	1891, Nov. 4	WHYTE, WILLIAM MCNICOL . .	103, West Regent Street, Glasgow.
350	1874, Apr. 27	WIDNELL, FREDERICK GRAINGER	13, Parliament Street, S.W.
1790	1890, Apr. 14	WIGLEY, GEORGE DAVYS EDWARD	Winslow, Bucks.
234	A. '70, Feb. 7 F. '76, Nov. 13	WIGRAM, JOHN	South Collingham, Newark, Notts.
2492	1892, Feb. 26	WILBRAHAM, EDWARD SIDNEY .	Estate Office, St. Giles, Salisbury.
2046	1891, Mar. 14	WILDE, WILLIAM	Brockett House, Sharrow, Sheffield.
2433	1891, Nov. 4	WILKIN, HORACE MARTIN . .	King's Lynn, Norfolk.
2434	1891, Nov. 4	WILKINS, WILLIAM	Greenfield Villas, Llanelly, Carmarthenshire.
721	1882, Jan. 30	WILKINSON, GEORGE AYSCOUGH	7, Poultry, E.C.
1960	1891, Jan. 17	WILKINSON, GEORGE HERBERT.	7, Poultry, E.C.

Date of Election and of Transfer.	FELLOWS.	
1884, Dec. 8	WILKINSON, THOMAS . . .	168, North Street, Brighton, and 26, Havelock Road, Hastings.
1885, Jan. 12	WILKS, RICHARD	Little Mongeham, near Deal, Kent.
1891, Nov. 4	WILLIAMS, GERALD GARNOUS .	St. John's Mount, Brecon, South Wales.
1884, Feb. 11	WILLIAMS, JOHN	Gwernhefin, Bala, North Wales.
A. '75, Jan. 18 / F. '90, Feb. 24	WILLIAMS, LEONARD JAMES .	118, Queen Victoria Street, E.C.
1870, May 9	WILLIAMS, STPH. W., F.R.I.B.A.	Rhayader, Radnorshire.
A. '80, Jan. 19 / F. '88, Apr. 16	WILLIAMS, WILLIAM HERBERT.	Great Western Railway, Paddington, W.
1891, May 23	WILLIAMS, WILLIAM LLOYD .	24, High Street, Carnarvon.
1889, Feb. 25	WILLMOT, GEORGE DYOTT . .	6, Waterloo Street, Birmingham.
A. '82, Apr. 24 / F. '87, May 9	WILLMOT, JOHN	6, Waterloo Street, Birmingham.
1883, Dec. 17	WILSON, SIR JACOB	15, Great George Street, S.W. and Chillingham, Alnwick.
1891, Jan. 17	WILSON, STEPHEN BARTON . .	10, Basinghall Street, E.C.
1881, Dec. 19	WILSON, THOMAS SILK . . .	Albert Square, Manchester.
1891, Jan. 17	WILSON, WILLIAM HENRY . .	26, Fountain Street, Manchester.
A. '84, Apr. 21 / F. '88, Mar. 19	WINDER, GEORGE ALEXANDER.	Escot Estate Office, Fairmile, Ottery St. Mary, Devon.
1891, Nov. 4	WINN, THOMAS	90, Albion Street, Leeds.
1891, Jan. 17	WINTERTON, HARRY JOHN CAMPION	St. Mary's Chambers, Lichfield.
1891, Jan. 17	WINTERTON, WILLIAM MOXON .	Walton Warren, Burton-on-Trent.
1891, Nov. 4	WISE, CHARLES DACRES . .	Toddington, Winchcomb, Glos.
1891, Mar. 14	WITHALL, LATHAM A., F.R.I.B.A.	Suffolk House, Laurence Pountney Hill, E.C.
1868, Jun. 15	WITHALL, RICHARD AUGUSTUS .	29, Great George Street, S.W.
1891, May 23	WOLFENDEN, THOMAS . .	54, Hall Street, Southport, Lancashire.
1891, Nov. 4	WOLLEY, THOMAS JOHN . . .	Clungunford Estate Office, Aston-on-Clun, Salop.
A. '90, Nov. 22 / F. '91, May 25	*WOOD, CHARLES BRUCE. . .	37, Irene Road, Parson's Green, S.W.
A. '79, Mar. 17 / F. '91, July 6	WOOD, HENRY	97, Gresham Street, E.C.
1888, Mar. 19	WOOD, JOHN DANIEL . . .	19, Mount Street, W.
1885, Feb. 23	WOOD, WILLIAM	Ifield Court, Crawley, Sussex.
1891, Mar. 14	WOOD, WILLIAM	Cooling Castle, near Rochester, Kent.
1890, Nov. 22	WOODBRIDGE, STEPHEN, JUN. .	210, High Street, Brentford.
1890, Nov. 22	WOODFORDE, LIONEL BURNET .	38, St. Peter's Hill, Stamford, Lincolnshire.
1882, Dec. 18	WOODHAMS, JAMES . . .	Havelock Road, Hastings.
1890, Nov. 22	WOODHEAD, WILLIAM BOOTH .	18, Exchange Buildings, Bradford.
1891, May 23	WOODMAN, THOMAS FOSTER .	32, St. Peter Street, St. Albans.
1881, Dec. 19	WOODS, HENRY	19 & 20, Walbrook, E.C.
1891, May 23	WOODS, THOMAS	4 and 5, Church Parade, Hounslow, Middlesex.
1891, Nov. 4	WOODTHORPE, E., F.R.I.B.A. .	1, Circus Place, E.C.
A. '82, Jan. 16 / F. '90, Apr. 14	WOODWARD, WM., A.R.I.B.A. .	7, Duke Street, Adelphi, W.C.
1891, Nov. 4	WOOLER, WALTER HERNAMAN .	Waterloo Street, Weston-super-Mare.
1891, Mar. 14	WOOLLEY, JOHN TURTON . .	Salisbury, Wilts.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
613	1881, Feb. 21	WOOLLEY, REGINALD. . . .	Silver Street, Lincoln, and South Collingha Newark, Notts.
427	A. '76, Feb. 7 / F. '80, Nov. 8	WOOLLEY, THOMAS CECIL SMITH	South Collingham, Newark, Notts.
267	A. '71, Nov. 13 / F. '77, Jan. 29	WOOLLEY, WILLIAM EDWARD .	Loughborough, Leicestershire.
1876	1890, Nov. 22	WORDSWORTH, ROBERT WALTER	Whitemoor, Ollerton, Notts.
680	A. '81, Dec. 19 / F. '87, Jan. 10	WREATHALL, ROBERT T. . .	The Vestry Hall, St. Martin's Place, Trafal Square, W.C., and Manor House, Greenh Harrow.
2441	1891, Nov. 4	WRENNALL, WILLIAM . . .	9, Harrington Street, Liverpool.
2442	1891, Nov. 4	WRIGHT, CHARLES WILLIAM .	Wollaton, Notts.
2443	1891, Nov. 4	WRIGHT, GEORGE THOMAS GREEN	3, Great Winchester Street, E.C.
1200	1884, May 26	WRIGHT, JAMES	Irongate, Derby.
2444	1891, Nov. 4	WRIGHT, JAMES	Rawcliffe, near Selby, Yorkshire.
1521	1888, Dec. 10	WRIGHT, THOMAS	Post Office Terrace, Cambridge.
283	1872, Apr. 22	WRIGHT, WILLIAM . . . . (*Member of Council*)	Wollaton, Nottinghamshire.
292	1872, Dec. 9	WRIGHT, WILLIAM EDWARD .	King's Lynn, Norfolk.
1749	1890, Feb. 24	WRIGHTSON, ARTHUR FREDERICK	26, Budge Row, E.C.
722	1882, Jan. 30	WYATT, OLIVER NEWMAN . .	East Street, Chichester.
1120	1884, Mar. 10	WYLEY, HENRY JAMES . . .	Bridgnorth, Shropshire.
1227	1884, Dec. 8	WYLEY, WILLIAM JOHN . .	2, School Chambers, Shrewsbury.
2445	1891, Nov. 4	YORK, HENRY	Local Board Offices, Town Hall, Teddington.
599	A. '81, Jan. 10 / F. '91, Jan. 5	YOUNG, ANDREW	London County Council, 17, Spring Gardens, S.
2493	1892, Feb. 26	YOUNG, CHARLES.	Alton, Hants.
1830	1890, May 29	YOUNG, DOUGLAS.	51, Coleman Street, E.C.
2446	1891, Nov. 4	YOUNG, EDWARD H., A.M.I.C.E.	Central Chambers, South Castle Street, Liverpo
2473	A. '91, Nov. 4 / F. '92, Nov. 14	*YOUNG, HARRY AUSTIN LINDSAY	Bold Hall, St. Helens, Lancashire.
524	A. '78, Dec. 9 / F. '91, Feb. 2	YOUNG, MORGAN HENRY . . .	17, Southampton Street, Bloomsbury Square, W
2447	1891, Nov. 4	YOUNG, OSWALD WILLIAM . .	Mersey Docks and Harbour Board, Liverpool.
2448	1891, Nov. 4	YOUNG, THOMAS	67 and 69, Chancery Lane, W.C.

Total number of Fellows, 1,607.

NOTE.—The foregoing List does not contain the names of two Fellows whose membership has be suspended by the Council on the ground of unprofessional conduct.

Professional Associates.

The names of those Professional Associates who have qualified for the Class by Examination are distinguished thus *

The names of those Professional Associates who have further qualified by Examination for, but have not yet been transferred to, the Class of Fellows, are distinguished thus ¶

Date of Election.		
1891, Nov. 4	*¶Abrams, Benjamin Percy	32, Cheapside, E.C.
1893, Oct. 4	*Allen, John Parnell	23, Victoria Buildings, Grainger Street West, Newcastle-on-Tyne.
1893, Oct. 4	*Andrews, Walter Ely	Crosby House, Thurlow Park Road, West Norwood, S.E.
1890, Nov. 22	*Armytage, Francis Reginald.	Windsor House, Shrewsbury.
1885, Dec. 7	*Arnott, John	Church Street, Woodbridge, Suffolk.
1890, Feb. 24	*†Assiter, Harry G.	207, Brixton Road, S.W.
1890, Nov. 22	*¶Aylen, Cecil Hugh	126, Kensington Park Road, W.
1893, Oct. 4	*Bailey, Louis Hewitt.	Blagrave Street, Reading.
1885, Dec. 7	*Baker, Cecil Cautley.	Kingswood Hanger, Gomshall, Guildford, Surrey.
1879, Dec. 8	Balding, Albert	57, Coleman Street, and Barkway, Herts.
1888, Dec. 10	*Ball, James Benjamin	Engineer's Office, Great Northern Railway, King's Cross, N.
1893, Oct. 4	*Bannister, Tom Harrison Caffyn	Limehurst, Hayward's Heath, Sussex.
1890, Nov. 22	*Barclay, Thomas	Arncliffe, Moseley, Birmingham.
1892, Nov. 28	*Barker, Geoffry Lionel	Llyndir, Wrexham.
1885, Jan. 26	*Barratt, Harry.	Hill View, Corser Street, Stourbridge, Worcestershire.
1893, Oct. 4	*Bate, William Henry.	Thorne House, Grove Park, Camberwell, S.E.
1887, Dec. 19	*Bateman, Arthur Charles	Oriel House, Witney, Oxon.
1881, May 16	Beadel, Henry Grant	97, Gresham Street, E.C.
1890, Nov. 22	*¶Beadel, Maurice Frederick	97, Gresham Street, E.C.
1891, Nov. 4	*Beasley, John Arthur Llewellyn	Kirby Muxloe, Leicester.
1889, Feb. 25	*Belcher, Edward John	Wantage, Berks.
1892, Nov. 28	*¶Beven, Septimus	55, Market Street, Ashby-de-la-Zouch.
1894, Feb. 23	*Bidwell, John Evans	St. Mary's, Ely, Cambridgeshire.
1875, Feb. 1	Bidwell, Shelford	Estates Office, Drayton Manor, Tamworth.
1893, Oct. 4	*Birch, Richard Elwyn	Maes Elwy, St. Asaph, North Wales.

† Special Sanitary Science Certificate.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
1283	1885, Dec. 7	*Blundell, Harry, A.M.I.C.E.	Manchester, Sheffield, and Lincolnshire Railw Engineer's Office, Manchester.
1158	1881, May 5	Blunt, Herbert Arthur Scawen	Wenderton, Wingham, Kent.
2570	1893, Oct. 4	*Bodger, Percy Morris	Cardington House, Cardington, Bedfordshire.
1159	1884, May 5	Bond, Frederick George	Old Bank House, Ipswich.
1331	1886, Dec. 6	*Bousfield, Edwin Vaughan Davenport	99, Gresham Street, E.C.
2133	1891, May 23	*Bowden, Ernest Newton	14, Ridgefield, John Dalton Street, Mancheste
2134	1891, May 23	*Bowden, John Friendship	3, Gloucester Villas, Newport, Barnstaple, Devo
1523	1888, Dec. 10	*Bower, Arthur Wentworth Chivers	39, George Street, Worksop.
2571	1893, Oct. 4	*Bradshaw, Harry Greaves	26, Demesne Road, Alexandra Park, Manchest
1965	1891, Jan. 17	*Brevetor, Thomas	Fillmore, Ventura County, California, U.S.A.
1663	1889, Dec. 9	*Bridgford, Leo Appleton	28, Cross Street, Manchester.
1374	1887, Feb. 21	*Briggs, John	London County Council, Spring Gardens, S.W
2506	1892, Nov. 28	*Brinkworth, Robert Edwin	Brookfield, Chippenham, Wilts.
1073	1884, Jan. 28	Brown, Alexander	Home Farm, Hothfield, Ashford.
1664	1889, Dec. 9	*¶Brown, Arthur Macdonald	Tring, Herts.
2507	1892, Nov. 28	*Brown, George Turville	34, Great George Street, S.W.
847	1882, Dec. 18	Brown, William Arthur	146, Goswell Road, E.C.
1410	1887, Dec. 19	*Brown, William Edward	Reading Villa, Denmark Road, Watford, Herts
2626	1894, Feb. 23	*Brown, William Lobin Trant	Public Offices, Dyne Road, Kilburn, N.W.
2136	1891, May 23	*¶Buckland, Sidney Crawford	Windsor, Berks.
944	1883, May 21	Buckland, William Thomas	9, Whitehall Place, S.W.
1691	1890, Jan. 6	*Bulbeck, George	162, Bishop's Road, Fulham, S.W.
2508	1892, Nov. 28	*Burder, Reginald Edward Campbell	9, Halsey Street, Cadogan Square, S.W.
1412	1887, Dec. 19	*Buss, Fleetwood George William	City Bank Chambers, 44, Theobald's Ro Bedford Row, W.C.
1160	1884, May 5	Butterworth, Josiah	Mansfield, Notts.
1334	1886, Dec. 6	*Campbell, Colin	Bretby, near Burton-on-Trent.
799	1882, Apr. 24	Card, Henry	North Street, Lewes, Sussex.
249	1870, Dec. 12	Cardall, Frederic William	9, Whitehall Place, S.W.
2452	1891, Nov. 4	*Carr, Thomas Edmund	Moor Monkton Rectory, York.
1413	1887, Dec. 19	*Carter, Alfred Presley	67, Cromwell Avenue, Highgate, N.
2137	1891, May 23	*¶Castle, Harold	9, Canterbury Road, Oxford.
1572	1889, Jan. 28	*Chalcraft, Henry Terrell	6, Bishopsgate Street Without, E.C.
2572	1893, Oct. 4	*Champion, George Ernest	Redwall Farm, Linton, Kent.
1006	1883, Dec. 17	Chapman, Vaughan Godfrey St. John	82, Queen Street, E.C.
1525	1888, Dec. 10	*Cheney, Edwin John	Tunstall Rectory, Wickham Market, Suffolk.
2509	1892, Nov. 28	*Child, Charles, Jun.	Dalgan Park, Shrule, Tuam, Co. Mayo, Irelai

Date of Election.	PROFESSIONAL ASSOCIATES.	
1888, Dec. 10	*CHILD, EDMUND HERBERT. .	Sandiacre, near Nottingham.
1876, Feb. 7	CLAYDEN, WALTER	6, Moorgate Street, E.C.
1889, Dec. 9	*‡COLBOURN, HENRY JAMES . .	61, Hamilton Road, Reading, Berks.
1884, May 26	COLLIER, ARTHUR CHARLES . .	4, Frederick's Place, E.C.
1890, May 29	*COLLYER, DANIEL WILLIAM .	Sharples Hall, Bolton-le-Moors, Lanc.
1892, Nov. 28	*COOKE, LIONEL	20, New Bridge Street, E.C.
1874, Jan. 5	COOKE, WILLIAM G., A.R.I.B.A.	35, Walbrook, E.C.
1894, Feb. 23	*COOPER, ALFRED WILLIAM . .	School Board for London, Victoria Embankment, W.C.
1891, Jan 17	*COPE, HENRY JAMES . . .	202, Clapham Road, S.W.
1882, Feb. 13	COWPER, RICHARD WILLIAM. .	81, High Street, Sittingbourne, Kent.
1893, Oct. 4	*COX, REGINALD JOHN . . .	20, Preston Street, Brighton.
1870, Jan. 10	CRAWLEY, WILLIAM JEEVES . .	Sayesbury, Sawbridgeworth, Herts.
1891, Nov. 4	*CRAWSHAY, LIONEL RUTTLEDGE	Harrow Villa, Melton Mowbray, Leicestershire.
1881, Mar 21	CRESSWELL, JOHN THEODORE ROSS	9, Whitehall Place, S.W.
1891, Nov. 4	*¶CRIER, JOHN THOMAS . . .	2, Surreyville Gardens, Barnes.
1892, Nov. 28	*CROOKES, CHARLES REGINALD .	Melrose, Church Road, Richmond.
1886, Dec. 6	*CROSLAND, WALTER	Estate Office, Buscot Park, Faringdon, Berks.
1891, May 23	*CROSS, ARNOLD CHARLES MARTIN	Victoria Chambers, 9, Victoria Street, S.W.
1889, Jan. 4	*CROUCH, JAMES LEONARD . .	3, Guildhall Chambers, 33, Basinghall Street, E.C.
1879, Mar. 17	CUDLIPP, WILLIAM	33, Poultry, E.C.
1883, Jan. 29	CUMBERBATCH, CARLTON PARRY	9, Whitehall Place, S.W.
1883, May 21	DAFFARN, THOMAS ALFRED. .	7, St. James's Street, S.W.
1894, Feb. 23	*DARBISHIRE, HARRY VERNON .	Oakdene, Cowden, Kent.
1893, Oct. 4	*DAVID, GEORGE WILLOUGHBY .	The Hendrê, Llandaff, Cardiff.
1893, Oct. 4	*DAVIES, CYRIL FROODVALE . .	Froodvale, Llanwrda, South Wales.
1892, Nov. 28	*DAVIES, DAVID THOMAS. . .	11, Serle Street, Lincoln's Inn Fields, W.C.
1891, May 23	*DAVIS, NEVILLE B., A.M.I.C.E.	Waterworks Office, Leicester.
1883, Dec. 17	DAWSON, WALTER HENRY . .	Forster Estate Office, Southend, Catford, S.E.
1893, Oct. 4	*DEBENHAM, FREDERIC KERSEY .	Heath House, Stepney, E.
1888, Dec. 10	*DIXON, FRANCIS EDWARD . .	Local Board Offices, Bamber Bridge, Walton-le-Dale, near Preston.
1882, Feb. 13	DREW, ALLEN	80, Cheapside, E.C.
1894, Feb. 23	*DRUCE, EDRIC	The Dairy Institute, Worleston, Nantwich.
1893, Oct. 4	*EASON, EDWARD WILLIAM . .	43, Bishopsgate Street Without, E.C.
1893, Oct. 4	*EASTON, WALTER JOHN. . .	1, Colville Road, Bayswater, W.
1893, Oct. 4	*EDMONDS, JOHN	6, Church Road, Beckenham, Kent.
1893, Oct. 4	*ELGAR, WALTER ROBINSON. .	Endsleigh Villa, Park Road, Sittingbourne, Kent.

‡ Special Forestry Certificate.

Dip. No.	*Date of Election.*	PROFESSIONAL ASSOCIATES.	
2514	1892, Nov. 28	*Ellis, Albert Edward . .	Bedford Chambers, Exeter, Devon.
2515	1892, Nov. 28	*Evered, Gilliebrand Elwin	3, Guildhall Chambers, 33, Basinghall Street, E
2516	1892, Nov. 28	*Everett, Arthur Sherman .	14, Homefield Road, Wimbledon, S.W.
609	1881, Feb. 7	Few, Harry Garrard . . .	3, Upper Richmond Road, Putney, S.W.
2517	1892, Nov. 28	*Finn, Fred.	3, Milton Villas, Sevenoaks, Kent.
2456	1891, Nov. 4	*Finn, Herbert Archibald . .	Sole Street House, near Faversham, Kent.
1123	1884, Mar. 10	Fitness, John Francis . . .	80, Cheapside, E.C.
2581	1893, Oct. 4	*Fitt, Harry Charles . . .	10, Lothair Road, Finsbury Park, N.
916	1883, April 2	Fletcher, George Rivers. .	2, Basinghall Street, E.C.
2582	1893, Oct. 4	*Fletcher, Herbert Phillips	29, New Bridge Street, Ludgate Circus, E.C.
2518	1892, Nov. 28	*Ford, Solomon	3, Queen Street, Cheapside, E.C.
1888	1890, Nov. 22	*Forrest, William	Windsor Estate Office, St Fagans, Cardiff.
1775	1890, Mar. 24	*Forster, Walter Hill . .	Queen Street, Tombland, Norwich.
2519	1892, Nov. 28	*Foster, James Herbert Furmedge	33, Poultry, E.C.
2457	1891, Nov. 4	*¶Franklin, Benjamin Belgrove	Holly Walk, Luton, Beds.
1967	1891, Jan. 17	*Fraser, William	209, St. Vincent Street, Glasgow.
1693	1890, Jan. 6	*Galsworthy, Vincent Somers.	2 & 3, Serle Street, Lincoln's Inn, W.C.
2520	1892, Nov. 28	*Gardner, Gilbert	Castle Street, Woodbridge, Suffolk.
1889	1890, Nov. 22	*¶Garrard, Arthur Norman .	66, Cannon Street, E.C.
702	1882, Jan. 16	Garrod, Herbert James . .	Cheveley, Newmarket.
2521	1892, Nov. 28	*German, George, Jun. . . .	Estate Offices, Ashby-de-la-Zouch.
1386	1887, Mar. 21	*Golightly, Charles Hugh .	West Parley Rectory, Wimborne, Dorset.
956	1883, May 25	Gore, William Joll . .	22, Conduit Street, W.
1096	1884, Feb. 11	Gow, James	9, Whitehall Place, S.W.
1669	1889, Dec. 9	*Grant, Joseph	Avisford, Upper Addiscombe Road, Croydon.
2583	1893, Oct. 4	*Gray, Percy William . . .	4, Arundel Villas, Station Road, Cambridge.
2141	1891, May 23	*Green, Edmund Horace . .	28 & 29, St. Swithin's Lane, E.C.
2584	1893, Oct. 4	*Green, Frederick Algernon.	28 & 29, St. Swithin's Lane, E.C.
1012	1883, Dec. 17	Green, James Henry Townsend	22, Chancery Lane, W.C.
1418	1887, Dec. 19	*Green, Thomas John . . .	1, Surrey Villas, Sevenoaks, Kent.
1230	1884, Dec. 8	*Greenop, Edward	74, Bonham Road, Brixton Rise, S.W.
2522	1892, Nov. 28	*Griggs, Hy. Jenner, A.R.I.B.A.	Metropolitan Bank Chambers, Newport, Mon
1532	1888, Dec. 10	*Grimes, Ralph Fearon . .	Post Office, Redland, near Brisbane, Queensla and Thurleigh House, 6, Nightingale La Clapham Common, S.W.
1076	1884, Jan. 28	Grimwade, Henry	Colchester, Essex.
1550	1889, Jan. 14	*Gunter, James	Estate Office, Glasbury, Radnorshire.

Date of Election.	PROFESSIONAL ASSOCIATES.	
1892, Nov. 28	*Haigh, Thomas Frederick .	Ipswich and Suffolk Club, Northgate Street, Ipswich.
1892, Nov. 28	*Hales, Arthur John . . .	48, Hillmarton Road, N.
1884, Dec. 8	*Halkyard, William Redford .	Oakfield Styal Road, Wilmslow, Cheshire.
1884, May 19	Hall, Charles Pell . . .	Park Farm Office, Woburn, Beds.
1886, Dec. 6	*Halton, Harry Russell . .	199, Church Street, Toronto, Canada.
1882, Feb. 27	Hamilton, John Paynter . .	64 and 65, Coleman Street, E.C.
1891, May 23	*Hampton, George Frederick William	1, Cockspur Street, S.W.
1892, Nov. 28	*Hankinson, Francis Henry .	Eastbury, Surrey Road, Bournemouth, Hants.
1887, Dec. 19	*Harding, Frederick Allcroft	60, Queen Victoria Street, E.C.
1881, Feb. 21	Harper, Edgar Josiah . .	Estate Office, London County Council, Spring Gardens, S.W.
1893, Oct. 4	*Hawes, Frederick Kirk . .	North Collingham, Newark, Notts.
1885, Dec. 7	*Hebblethwaite, Chas. Henry	Hopwood Hall, Halifax, Yorkshire.
1883, Dec. 17	Hebden, George Radcliffe .	66, Cannon Street, E.C.
1880. Dec. 13	Hedger, Arthur Constantine	44, Charing Cross, S.W.
1892, Nov. 28	*†Hellicar, George Thomas .	154, Kyverdale Road, Stamford Hill, N.
1887, Jan. 10	*Henderson, Richard . . .	Portland Estate Office, Kilmarnock.
1883, April 16	Henry, Edward Hugh. . .	63, High Street, Clapham, S.W.
1893, Oct. 4	*Hewett, George Thompson .	143, High Street, Guildford, Surrey.
1882, Dec. 18	Hewitt, William	Penn Grove, Aylstone Hill, Hereford.
1883, May 21	Hicks, Stanley	10, Lincoln's Inn Fields, W.C.
1886, Dec. 6	Hill, Alfred	Burma Club, Rangoon.
1883, Dec. 17	Hinchliffe, John, Jun. . .	Bullhouse Hall, Penistone, Sheffield.
1890, Nov. 22	*Hodgkinson, James Henry .	2, Ashlynne, Mossley Road, Ashton-under-Lyne.
1883, Feb. 26	Holbeche, Æmilian Henry .	Weston Cottage, Park Road, Loughborough.
1893, Oct. 4	*Holiday, Percy Cave . . .	Bicester, Oxfordshire.
1891, Nov. 4	*Hollis, Herbert	Potosi, Battè P.O., Jamaica.
1891, Nov. 4	*Hollis, Ralph	Springfield, Skirlaugh, Hull.
1883, Jan. 29	Holmes, James Thomas . .	97, Gresham Street, E.C.
1889, Feb. 25	*Homan, Hubert Franklin . .	146 and 147, Eastgate, Rochester, Kent.
1884, May 19	Hooper, Alfred Frederick .	1, Laura Villas, London Road, Andover, Hants.
1888, Jan. 23	*Hooper, Cecil Henry . . .	Highlands, Swanley, Kent.
1883, Jan. 15	Howell, Ernest John . .	116, Cromwell Road, S.W.
1890, Nov. 22	*Innes, Gilbert Plantagenet Mitchell	The Farm, Preston Hall, Aylesford, Kent.
1892, Nov. 28	*Jarman, Frank Wilmot . .	4, High Street, Croydon.
1894, Feb. 23	*Jarrett, Thomas William .	Murston House, Murston, Sittingbourne.
1893, Oct. 4	*Jeffree, Sydney	Howard Lodge, Atkins Road, Clapham Park, S.W.

† Special Sanitary Science Certificate.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
2589	1893, Oct. 4	*Jenkinson, John	13, Downe Terrace, Richmond, Surrey.
550	1879, Nov. 24	Jessett, Charles	62, Old Broad Street, E.C.
2460	1891 Nov. 4	*Jessett, Charles Edward Vernon	10, Ringford Road, West Hill, Wandsworth, S.W
2528	1892, Nov. 28	*Johns, Percy	Borough Surveyor's Office, Town Hall, Eastbourne, Sussex.
2529	1892, Nov. 28	*Johnson, Bernard Marr . .	9, Whitehall Place, S.W.
1375	1887, Feb. 21	*Jonas, Samuel Marshall . .	27, Market Hill, Cambridge.
1018	1883, Dec. 17	Jordan, George Henry . .	16, Whitehall Place, S.W.
2461	1891, Nov. 4	*Joyce, Harry Ward . . .	9, Tipping Street, Stafford.
1323	1886, May 17	*Jull, William Vincent . .	17, Great George Street, S.W.
1894	1890, Nov. 22	*Kay, Walter Robert . . .	Mount Sion House, Bury, Lancashire.
2590	1893, Oct. 4	*Kennett, Charles Arthur .	Warrior Square Railway Station, St. Leonards-on-Sea.
1077	1884, Jan. 28	Kerr, Arthur Herbert . .	Blake Street, York.
1387	1887, Mar. 21	*King, William Isaac . . .	The Grange, Highgate, N.
2530	1892, Nov. 28	*Knight, George Edward . .	Springfield, Crystal Palace Park Road, Sydenham, S.E.
2591	1893, Oct. 4	*Lancaster, John Roy . . .	28 & 29, St. Swithin's Lane, E.C.
1969	1891, Jan. 17	*Lansdown, George Arthur .	5 and 7, Warwick Street, Charing Cross, S.W.
2051	1891, Mar 14	*Larkin, Richard Webster .	Cowley House, Cavendish Road, Balham, S.W.
2494	1892, Feb. 26	*¶Lawley, Frederick William	165, Strand, W.C.
1970	1891, Jan. 17	*¶Leaning, Henry John . .	90, Grove Lane, Camberwell, S.E.
441	1876, Apr. 3	Lee, George Cansfield . .	North Eastern Railway, York.
2144	1891, May 23	*†Leverton, Frank John Waldemar	H.M. Office of Works, Petergate, Nottingham.
1971	1891, Jan. 17	*Lewis, Arthur Llewelyn . .	12, Arminger Road, Shepherd's Bush, W.
1143	1884, Apr. 21	Lightfoot, John George . .	9, Whitehall Place, S.W.
2531	1892, Nov. 28	*Little, Henry	Middle Aston, Steeple Aston, Oxon.
2462	1891, Nov. 4	*Longsdon, Ernest Morewood	Town Hall, Bakewell.
1183	1884, May 19	Lovesay, William	4, Frederick's Place, E.C.
1355	1887, Jan. 10	*Lowe, Charles Robert . .	Heath Street, Hampstead, N.W.
2532	1892, Nov. 28	*Lucas, John Archibald . .	Guildhall Chambers, High Street, Exeter.
489	1877, May 14	Lucas, Joseph	21, Defoe Road, Tooting Graveney, S.W.
1676	1889, Dec. 9	*Lumley, Julian Arthur . .	35, St. James' Street, S.W.
1204	1884, May 26	Lynch, James Henry . . .	302, Regent Street, W.
1144	1884, Apr. 21	McCallum, Peter Service .	Midland Railway, Derby.
2592	1893, Oct. 4	*Macer, Alfred Thomas . .	39, Cheapside, E.C.
2593	1893, Oct. 4	*Maddox, Harry Edward . .	Milford House, John Street, Hampstead, N.W.

† Special Sanitary Science Certificate.

Date of Election.	PROFESSIONAL ASSOCIATES.	
1893, Oct. 4	*MARRIOTT, CECIL WYNN . .	Brackley, Northamptonshire.
1894, Feb. 23	*MARTIN, ALFRED JOHN . . .	19, High Street, Chelmsford.
1889, Jan. 14	*MARTIN, HEBER GAMBLING . .	Highfield House, Littleport.
1893, Oct. 4	*MARTIN, SAMUEL	Bolney Grange, Havelock Road, Croydon.
1889, Dec. 9	*MASON, CHARLES WILLIAM HAYLEY	Surveyor's Office, South Eastern Railway, London Bridge, S.E.
1893, Oct. 4	*MATHEWS, LEWIS OSLER . .	32, Augustus Road, Edgbaston, Birmingham.
1892, Nov. 28	*‡MAUGHAN, JOHN	Estate Office, Jervaulx Abbey, Bedale, Yorks.
1893, Oct. 4	*MELLOR, JAMES FREDERICK .	110, St. James's Street, Brighton.
1888, Jan. 23	*¶†MELROSE, FRANK	4, Whitehall, S.W.
1892, Nov. 28	*MENZIES, ROBERT	Merton Estate Office, Thetford, Norfolk.
1884, Apr. 21	MERRETT, JAMES.	9, Whitehall Place, S.W.
1891, Jan. 17	*¶MERRY, ARTHUR WALKER . .	Market Place, Wallingford.
1892, Nov. 28	*MEW, ROBERT HEATH . . .	Vectis, Gloucester Road, Redhill, Surrey.
1892, Nov. 28	*MILLER, GEORGE FREDERICK .	Town Hall, Hastings.
1882, Feb. 13	MILNES, ROBERT, JUN. . . .	St. Ann's, Alpha Road, The Elms, Ramsgate, Kent.
1891, Jan. 17	*MOLYNEUX, HERBERT ERNEST .	6, Bridge Terrace, Newton Abbot, South Devon.
1893, Oct. 4	*MONSON, HENRY JOHN . . .	597, High Road, Chiswick, W.
1892, Nov. 28	*MORRIS, RICHARD PERCIVAL .	44, Inderwick Road, Stroud Green, N.
1892, Nov. 28	*MORRISH, HUGH KENNETH . .	Beaumont Terrace, Spennymoor, Durham.
1894, Feb. 23	*MORRISON, DANIEL	39, Victoria Street, S.W.
1893, Oct. 4	*MORRISON, GERARD DONALD .	High Street, Reigate, Surrey.
1889, Dec. 9	*MUIR, JAMES	The Yorkshire College, Leeds.
1893, Oct. 4	*NEIGHBOUR, CHARLES EDMUND	Fair View, Sevenoaks, Kent.
1892, Nov. 28	*NEWMAN, SAMUEL FRANK . .	33 & 34, Savile Row, W.
1891, Jan. 17	*NOCKOLDS, ALFRED GEORGE .	Castle Hill House, Saffron Walden, Essex.
1889, Jan. 14	*NOCKOLDS, MARTIN CHARLES HUBERT	Saffron Walden, Essex.
1894, Feb. 23	*NORMAN, JAMES NOEL . . .	34, Great George Street, S.W.
1884, Mar. 10	NORRIS, EDWARD JAMES . . .	Netherleigh, South Nutfield, Surrey.
1891, Nov. 4	*OAKLEY, CHRISTOPHER PERCIVAL	10, Waterloo Place, S.W.
1892, Nov. 28	*OUVRY, PETER ARNOLD . . .	East Acton, W.
1892, Nov. 28	*OVENDEN, CHARLES	1, Kelsey Square, Beckenham, Kent.
1893, Oct. 4	*PAIN, GEORGE LLOYD . . .	Woodhay, Silverdale, Carnforth, Lancashire.
1883, May 25	*¶PAIN, JAMES	Borough, Micheldever, Hants.
1892, Feb. 26	*PALMER, WILLIAM EDWARD KING	Huntingdon Lodge, New Maldon, Surrey.
1890, Nov. 22	*PARTRIDGE, EDWARD JOHN . .	7, Crumpsall Villas, Selwyn Court, Richmond, S.W.

‡ Special Forestry Certificate.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
402	1875, May 10	PAYNE, WILLIAM PERCY . .	Holmesdale, The Park, Nottingham.
857	1882, Dec. 18	PEACE, ALFRED L., A.M.I.C.E.	Thorne, Doncaster.
2602	1893, Oct. 4	*PEARCE, FRED. W.	Local Board Offices, Wimbledon.
1146	1884, Apr. 21	PEARCE, FREDERICK WILLIAM .	9, Whitehall Place, S.W.
1167	1884, May 5	PEARCE, WILLIAM JOHN . .	4, Frederick's Place, E.C.
2603	1893, Oct. 4	*PEARSON, HOWARD	15, St. George's Road, Beckenham, Kent.
2634	1894, Feb. 23	*PEGGE, JOHN THOMAS . . .	City Surveyor's Office, Guildhall, York.
1896	1890, Nov. 22	*PERKINS, JOSEPH	Claverdon, Willow Road, Balsall Heath, Birmingham.
1389	1887, Apr. 18	*PERKS, SYDNEY, A.R.I.B.A. .	28, Dover Street, Piccadilly, W.
1021	1883, Dec. 17	PEWTRESS, HERBERT WILMSHURST	22, Chancery Lane, W.C.
1129	1884, Mar. 10	PHILLIPS, GEORGE CAWKWELL .	Mildmay Road, Chelmsford, Essex.
1079	1884, Jan. 28	PHILLIPS, JOHN HENRY . . .	130, Mount Street, Berkeley Square, W.
1448	1888, Jan. 23	*PHILLIPS, WILLIAM DEARLOVE .	High Wycombe, Bucks.
1342	1886, Dec. 6	*PHYSICK, WALTER FREDERICK .	95, Park Street, Grosvenor Square, W.
1899	1890, Nov. 22	*PINDER, RICHMOND	49, Upper Baker Street, N.W.
2496	1892, Feb. 26	*POCHIN, THOMAS CLEMENT . .	156, Manningham Lane, Bradford, Yorkshire.
2497	1892, Feb. 26	*POGGIO, ELOI JOHN	Surveyor's Department, Public Offices, Dy Road, Kilburn, W.
1977	1891, Jan. 17	*POTTER, HERBERT GEORGE . .	22, High Street, Hampstead, N.W.
2543	1892, Nov. 28	*PRALL, HERBERT ALEXANDER .	Martin's Bank Chambers, Dartford, Kent.
1900	1890, Nov. 22	*PRALL, HERBERT EDWARD . .	Martin's Bank Chambers, Dartford, Kent.
1343	1886, Dec. 6	*PRATER, THOMAS HERBERT . .	Parlington Estate Office, Aberford, near Lee Yorkshire.
2544	1892, Nov. 28	*PRICE, RICHARD ARNOLD . .	2, Clapham Park Road, Clapham Cross, S.W.
1680	1889, Dec. 9	*PUCKRIDGE, PERCIVAL MARTIN .	82, Queen Street, E.C.
1694	1890, Jan. 6	*¶PUNCHARD, FREDERICK BURT	Enville Estate Office, Stourbridge.
2635	1894, Feb. 23	*RAFFETY, HERBERT WILLIAM .	High Wycombe, Buckinghamshire.
1289	1885, Dec. 7	*RAND, JOHN	Estate Agency Offices, Haverhill, Suffolk.
881	1883, Jan. 29	RIGDEN, CHARLES FURNER . .	Heathlands, Weybridge.
753	1882, Feb. 13	ROBERTS, CHARLES GORDON . .	42, New Broad Street, E.C.
2498	1892, Feb. 26	*ROBINS, PHILIP SEYMOUR . .	5, Waterloo Place, S.W.
1423	1887, Dec. 19	*ROBINSON, ALFRED WHITMORE .	Eastfield, Leicester.
2467	1891, Nov. 4	*¶ROBINSON, HENRY HERBERT .	Oxford Mansion (near Oxford Circus), W.
725	1882, Jan. 30	ROBINSON, JAMES THOMAS . .	7, John Street, Adelphia, W.C.
803	1882, Apr. 24	ROBINSON, MARTIN CATLIN . .	Wenden, Saffron Walden, Essex.
2636	1894, Feb. 23	*RONEY-DOUGAL, JOHN DOUGAL .	Ashley House, Leamington, Warwickshire.
1130	1884, Mar. 10	ROSE, EDWARD JOSEPH . . .	1, Narham Road, Oxford.
1081	1884, Jan. 28	ROSS, DAVID JAMES, A.M.I.C.E.	Surveyors' Office, Guildhall, E.C.
1695	1890, Jan. 6	*ROWLEY, WILLIAM TAYLOR. .	Royston, Cambridgeshire.
1901	1890, Nov. 22	*RUDDLE, FRANK J.	London County Council, Spring Gardens, S.W.

Date of Election.	PROFESSIONAL ASSOCIATES.	
1883, Dec. 17	SABIN, JOSEPH HENRY . . .	16, Whitehall Place, S.W.
	(*Professional Associate of Council*)	
1893, Oct. 4	*SAKER, SYDNEY	3, Bank Buildings, Hastings.
1893, Oct. 4	*SALE, ARTHUR REED . . .	The Grange, Botcherby, Carlisle.
1887, Dec. 19	*SALT, REGINALD NOWELL . .	Quarry Place, Shrewsbury.
1883, May 25	*SATCHELL, CHARLES . . .	Ashburnham, West Cliff Gardens, Bournemouth, Hants.
1890, Feb. 10	*SATCHELL, HERBT. A., A.R.I.B.A.	3, Verulam Buildings, Gray's Inn, W.C.
1884, Apr. 21	SAUNDERS, SAMUEL BROWN. .	Estate Office, L. & S. W. Ry., Waterloo Station, S.E.
1884, Apr. 21	SCARLETT, HARRY	Preston House, Firle, Lewes, Sussex.
1892, Nov. 28	*SCOTT, THOMAS	The Rectory, Lavenham, Suffolk.
1894, Feb. 23	*SEDDON, GEORGE FARQUHARSON	27, Bow Lane, E.C.
1891, Nov. 4	*SEDGWICK, RUPERT WILLIAM .	38, High Street, Watford.
1890, Feb. 10	*SELBY, FRANK	3, Staple Inn, Holborn, W.C.
1884, Dec. 8	*SELBY, JOHN BASELEY . . .	Atherton Hall, Leigh, near Manchester.
1880, Feb. 16	SEXBY, JOHN JAMES	London County Council, Spring Gardens, S.W.
1887, Dec. 19	*SHAW, ARTHUR	Ramsden Estate Offices, Railway Street, Huddersfield.
1884, Apr. 21	SHERRY, NATHANIEL	45, Fenchurch Street, E.C.
1882, Dec. 18	SKINGLE, ALFRED	29, Fleet Street, E.C.
1892, Nov. 28	*SKIPPER, HENRY HERBERT . .	Superintending Engineer's Office, H.M. Dockyard, Portsmouth.
1884, Jan. 14	SLADE, ISAAC	96, Queen Street, E.C.
1894, Feb. 23	*SLY, JOSEPH TOWNSON . . .	88, The Parade, Leamington Spa, Warwickshire,
1893, Oct. 4	*SMITH, FRANK BRAYBROOKE .	9, Melbourn Place, Cambridge.
1891, Mar. 14	*SMITH, JAMES	Town Hall, Hackney, E.
1868, Nov. 9	SMYTH, EDWARD	9, Whitehall Place, and 52, Wiltshire Road, Brixton, S.W.
	(*Professional Associate of Council*)	
1890, Nov. 22	*SNAILUM, WALTER WADMAN .	Church Street, Trowbridge, Wilts.
1892, Feb. 26	*SOUTTER, ERNEST	23, College Hill, Cannon Street, E.C.
1893, Oct. 4	*SOWELS, WILLIAM CLOWES . .	East Horsley, Leatherhead.
1890, Nov. 22	*SPELMAN, WILLIAM WILTON RIX	St. Giles Street, Norwich.
1892, Nov. 28	*SQUIRE, GERALD ROBERT . .	4, Albert Square, Manchester.
1883, Jan. 15	STACEY, WILLIAM	80, Cheapside, E.C.
1890, Jan. 6	*STAINTON, FRANCIS CHARLES .	6, Great College Street, S.W.
1893, Oct. 4	*STALEY, ALBERT HENRY . .	21, Coton Road, Nuneaton.
1893, Oct. 4	*STAPLEDON, ERNEST ALLEN .	Bridge Chambers, Bideford, North Devon.
1892, Nov. 28	STAUNTON-WING, GEORGE . .	The Cedars, Castor, Peterborough.
1882, Jan. 16	STEVENSON, FREDERICK J. . .	4, Frederick's Place, E.C.
1882, Dec. 4	STOWER, JOSEPH	29, Fleet Street, E.C.
1889, Feb. 11	*STUCKÉ, WM. HENRY, A.R.I.B.A.	Gwyngarth, Leckhampton Road, Cheltenham.
1884, Dec. 8	*STURGE, THEODORE	34, Corn Street, Bristol.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
1296	1886, Jan. 11	*Sturgess, John Moore	Penshurst Park, near Tunbridge, Kent, and 2 Cockspur Street, Charing Cross, S.W.
1708	1890, Jan. 27	*Sturley, Arthur Dyson	The Hollies, Larkfield Road, Richmond, Surrey
1973	1891, Jan. 17	*Summerfield, Joseph Charles	73, Chelsea Gardens, S.W.
212	1869, Jul. 26	Taylor, George	Hillside House, Turner's Hill, Crawley, Susse and 17, Abchurch Lane, E.C.
2548	1892, Nov. 28	*Taylor, Harry William	Surveyor's Office, Local Board Offices, Newburn on-Tyne.
2639	1894, Feb. 23	*Tee, Samuel Clifford	86, Grosvenor Road, Highbury New Park, N.
2469	1891, Nov. 4	*Temple, Frederick Wilson	27, Sandgate Road, Folkestone.
2610	1893, Oct. 4	*Theakston, William Pease	Constable Burton, Finghall, Yorkshire.
2549	1892, Nov. 28	*Thomas, Edward Morgan Dawson	41, Gay Street, Bath.
1027	1883, Dec. 17	Thompson, Alfred	Estate Department, South Eastern Railway London Bridge, S.E.
2611	1893, Oct. 4	*Thompson, Frederic Hubert	Horsley Vicarage, near Derby.
2500	1892, Feb. 26	*Thurgood, Albert Edward	50, High Street, Guildford, Surrey.
1100	1884, Feb. 11	Thurgood, Ernest Charles	27, Chancery Lane, W.C.
1537	1888, Dec. 10	*Tilly, Hubert Douglas	Hildesheim, Maidenhead, Berks.
2550	1892, Nov. 28	*¶Tory, John Edward	29, Fleet Street, E.C.
1979	1891, Jan. 17	*Townsend, George James	London County Council, 40, Craven Street Strand, W.C.
2470	1891, Nov. 4	*¶Tuckett, Percival Fox	2, Basinghall Street, E.C.
1052	1884, Jan. 14	Tudor, Edward Charles Buchanan	West House, Booth Ferry Road, Goole, York shire.
1394	1887, May 23	*Turner, Percy	7, Lower Brook Street, Ipswich, Suffolk.
2612	1893, Oct. 4	*Tyler, William Bott	Estate Department, Euston Station, N.W.
1168	1884, May 5	Udny, Augustus Charles	142, Springfield Road, Brighton.
1596	1889, Feb. 25	*Vale, Henry	Darlington Street, Wolverhampton.
2551	1892, Nov. 28	*Venning, Alfred John Meybohm	26. Ker Street, Devonport, Devon.
1907	1890, Nov. 22	*Verity, Ernest George	51, Golden Square, W.
1464	1888, Feb. 20	*Wade, Henry	10, Pitt Street, Barnsley.
1699	1890, Jan. 6	*Wain, George Sparrow	14, Bell Yard, Temple Bar, W.C.
2613	1893, Oct. 4	*Waldram, Robert Edward	6, Manor Road, Leyton, Essex.
576	1880, Mar. 1	Walker, Leon Victor	79, Dunsmure Road, Stamford Hill, N.
1028	1883, Dec. 17	Wallis, John David	20, Booth Street, Manchester.
1426	1887, Dec. 19	*Warton, Wilfred	27, Southampton Buildings, Chancery Lane, W.C.
1030	1883, Dec. 17	Waterer, Clarence	Dover House, Chertsey, Surrey.
1980	1891, Jan. 17	*Watson, Claude Henry	Barnstaple, Devon.

Date of Election.	PROFESSIONAL ASSOCIATES.	
1890, Feb. 24	WATSON, GEORGE . . .	45, Parliament Street, S.W.
1884, Dec. 8	*WATSON, JAMES BRUCE . . .	Brightwell, Tetsworth, Oxon.
1888, Dec. 9	*WATSON, RICHARD	Plymouth Road, Totnes, Devon.
1893, Oct. 4	*WATSON, WILLIAM JAMES . .	13, Pembroke Square, Kensington, W.
1892, Nov. 28	*WEATHERHEAD, DAVID WILKINSON	Croft House, Keighley, Yorkshire.
1888, Dec. 9	*WEBB, FREDERIC NOEL . .	Babraham, Cambridge.
1890, Nov. 22	*¶WEBSTER, HUGH CALTHROP .	97, Gresham Street, E.C.
1883, Dec. 19	WELLS, EDWARD OGBOURN . .	9, Whitehall Place, S.W.
1892, Nov. 28	*WELLS, WILLIAM HENRY . .	14, Girdler's Road, West Kensington, W.
1893, Oct. 4	*WEST, CHARLES HENRY EDWARD	Fernville, Fortis Green, Finchley, N.
1883, April 16	WESTON, GEORGE	177, Harrow Road, Paddington, W.
1883, April 30	WESTON, JOSEPH AURELIUS. .	83, High Street, Bedford.
1887, Dec. 19	*WHALLEY, FREDERICK HERBERT	98, Church Street, Birkenhead, and 37, Pepper Street, Chester.
1887, Dec. 19	*WHEELER, CHARLES TREVOR OGLE	6, Great George Street, S.W.
1892, Nov. 28	*WHEELER, JOHN HENRY . .	189, Fulham Road, S.W.
1893, Oct. 4	*WHITAKER, ERNEST VICTOR .	Wandsworth Lodge, Trinity Road, Upper Tooting, S.W.
1888 Jan. 9	*WIGHT, NORMAN.	Santa Catalina, Boscombe Park, Bournemouth, Hants.
1891, May 23	*WILKS, ERNEST STRINGER. .	Douglas Avenue, Hythe, Kent.
1876, Apr. 3	WILLIAMS, WILLIAM WELSBY .	Farnham, Surrey.
1893, Oct. 4	*WILLIS, EDWARD.	124, High Street, Eton, Bucks.
1884, Jan. 28	WILLOUGHBY, CHARLES WILLIAM	22, Chancery Lane, W.C.
1893, Oct. 4	*WILSON, ALEXANDER MILLS .	Banner Cross, Sheffield.
1891, Nov. 4	*WILSON, JAMES CALVERT . .	Worsthorne Estate Office, Burnley, Lancashire.
1892, Nov. 28	*WILSON, JOHN HAYES . . .	21, Camberwell New Road, S.E.
1888, Jan. 23	*WILSON, WILLIAM EDWARD . .	St. Andrew's Chambers, Albert Square, Manchester.
1891, May 23	*WINDLEY, HENRY CHADWICK .	King's College, Cambridge.
1894, Feb. 23	*WONNACOTT, ERNEST WILLIAM MALPAS. A.R.I.B.A. . . .	106, Lancaster Road, W.
1891, Jan. 17	*WOOD, EDWARD BRYAN . . .	6, Oakfield Road, Clifton, Bristol.
1892, Nov. 28	*WOODS, ARTHUR GEORGE . .	4 & 5, Church Parade, Hounslow.
1892, Feb. 26	*WOODWARD, WALTER HENRY .	69, Kennington Oval, S.E.
1887, Jan. 10	*WOOLNOUGH, JOHN WILLIAM .	Gladstone Villa, Beamsley Road, Eastbourne.
1887, Dec. 19	*WORTHINGTON, JAMES SCOTT .	4, Frederick's Place, E.C.
1880, Dec. 13	WRIGHT, THOMAS HAWKINS. .	The Hermitage, Thrapstone, Northamptonshire.
1893, Oct. 4	*WRIGHTSON, ROBERT GARMONDSWAY	Aldford, Chester.
1893, Oct. 4	*WYLES, JOHN WALTER . . .	Melrose, Cambridge Park, Wanstead, Essex.

Total number of Professional Associates, 379.

Associates.

Date of Election.		
1876, Mar. 20	Acland, Sir Thomas Dyke, Bart.	Killerton, Exeter.
1880, Dec. 13	Bankes, John Eldon . .	4, Elm Court, Temple.
1888, May 14	Barnes, George Frederick .	London County Council, Spring Gardens, S.W.
1868, July 27	Barry, John Wolfe, C.B., M.I.C.E. (*Associate of Council*)	21, Delahay Street, S.W.
1875, Dec. 13	Battey, John Winterbotham	3, Harcourt Buildings, Temple.
1879, Feb. 3	Beale, James Samuel . . .	28, Great George Street, S.W.
1892, Feb. 26	Bellewes, George Oliver .	45, Parliament Street, S.W.
1891, Mar. 14	Benthall, Edward John . .	Bignor Park, Pulborough, Sussex.
1869, Feb. 22	Bidder, George Parker, Q.C.	3, Paper Buildings, Temple.
1875, Feb. 1	Birch, Robert William Peregrine, M.I.C.E.. . .	5, Queen Anne's Gate, S.W.
1890, Jan. 6	Boulger, George Edward Simonds	18, Ladbroke Grove, Notting Hill, W.
1868, Jun. 23	Bramwell, Sir Fredk. Joseph, Bart., F.R.S, M.I.C.E. . .	5, Great George Street, S.W.
1884, Feb. 11	Bund, John W. Willis. . .	15, Old Square, Lincoln's Inn, W.C.
1890, May 29	Cadell, George	Langley House, Langley Avenue, Surbiton.
1871, Feb. 13	Castle, Edward James, Q.C. .	8, King's Bench Walk, Temple.
1876, Nov. 13	Clarke, Daniel	Easton Street, High Wycombe, Bucks.
1891, Jan. 17	Clarke, Ernest	12, Hanover Square, W.
1883, Dec. 17	Clarke, Sir Edward, Q.C., M.P.	5, Essex Court, Temple.
1883, Dec. 17	Clode, Walter	3, Harcourt Buildings, Temple.
1886, Dec. 6	Clutton, Hubert Spencer .	9, Whitehall Place, S.W.
1891, Nov. 4	Cowlard, Christopher Lethbridge	Launceston, Cornwall.
1885, Jan. 12	Cripps, Charles Alfred, Q.C.	2, Mitre Court Buildings, Temple.
1891, Nov. 4	Dowden, Walter Alfred Allen	281, Vauxhall Bridge Road, S.W.
1883, April 30	Druce, Samuel Benjamin Large	9, Old Square, Lincoln's Inn, W.C.
1892, Nov. 28	Emden, T. Walter L. . . .	105 & 106, Strand, W.C.

ate of Election.	ASSOCIATES.	
1891, Nov. 4	FORBES, ALEXANDER	3, Golden Square, Aberdeen.
1869, Feb. 22	FOWLER, SIR JOHN, M.I.C.E. .	2, Queen Square Place, S.W.
1886, Jan. 11	FREAM, WILLIAM	Downton, Wilts.
1878, Feb. 11	FREEMAN, GEORGE MALLOWS .	11, King's Bench Walk, Temple.
1878, Mar. 11	FRESHFIELD, EDWIN . . .	5, Bank Buildings, E.C.
1876, Mar. 20	FRESHFIELD, WILLIAM DAWES .	5, Bank Buildings, E.C.
1890, Feb. 24	GAYTON, CHARLES	Much Hadham, near Ware, Herts.
1879, Apr. 28	GEPP, CHARLES BRAMSTON OSBORNE	Chelmsford, Essex.
1874, Jan. 5	GRANTHAM, RICHARD FUGE, M.I.C.E.	Northumberland Chambers, Northumberland Avenue, W.C.
1880, Dec. 13	GULLY, WILLIAM COURT, Q.C., M.P.	Farrar's Buildings, Temple.
1882, Mar. 27	HAMILTON, HENRY BEST HANS .	1, Brick Court, Temple.
1884, May 5	HAMOND, THOMAS ASTLEY HORACE	62, Lincoln's Inn Fields, W.C.
1887, Jan. 24	HUDSON, ALFRED ARTHUR . .	5, Paper Buildings, Temple.
1880, Dec. 13	JAMES, SIR HENRY, Q.C., M.P. .	1, New Court, Temple.
1885, Jan. 12	JONGH, JOHN ISIDORE DE . .	San José, Costa Rica, Central America.
1887, May 23	KINCH, EDWARD	Royal Agricultural College, Cirencester.
1873, April 21	KING, WILLIAM, M.I.C.E. . .	Gas Office, Duke Street, Liverpool.
1891, Nov. 4	LEWORTHY, JOHN HENRY . .	29, Fleet Street, E.C.
1874, Feb. 16	LITTLER, RALPH DANIEL MAKINSON, Q.C., C.B.	6, Pump Court, Temple.
1888, Mar. 5	LUARD, MAJOR-GEN. CHARLES EDWARD, R.E.	Ightham Knoll, near Sevenoaks, Kent.
1891, May 23	MALDEN, WALTER JAMES . .	Royal Dublin Society, Dublin.
1874, Feb. 16	MARRIOTT, THE RIGHT HON. SIR WILLIAM THACKERAY, Q.C., M.P.	6, Crown Office Row, Temple.
1886, Dec. 6	MARSHALL, FREDERICK, Q.C. .	3, Harcourt Buildings, Temple.
1891, Nov. 4	MENCE, PHILLIP ALLAN . . .	29, Fleet Street, E.C.

ASSOCIATES.

Date of Election.		
1888, Nov. 12	MOULTON, JOHN FLETCHER, Q.C., M.P.	11, King's Bench Walk, Temple, E.C.
1882, Dec. 18	MUNTON, FRANCIS KERRIDGE	95A, Queen Victoria Street, E.C.
1894, Feb. 23	PINCHES, EDWARD EWIN . .	5, Essex Court, Temple, E.C., and 1, Nevern Road, South Kensington, S.W.
1888, Mar. 19	POLLARD, EDWARD HUTCHINSON	3, Elm Court, Temple.
1884, Feb. 11	POPE, SAMUEL, Q.C.	38, Parliament Street, S.W.
1868, Nov. 9	REES, JOHN CHARLES . . .	13, Great George Street, S.W.
1892, Nov. 28	REW, ROBERT HENRY . . .	Norfolk House, Norfolk Street, W.C.
1885, Jan. 26	RICKARDS, ARTHUR GEORGE .	11, King's Bench Walk, Temple.
1882, Jan. 16	RIGG, HERBERT ADDINGTON .	9, King's Bench Walk, Temple.
1883, April 2	RYDE, WALTER CRANLEY . .	1, Brick Court, Temple.
1884, Dec 8	SCOTT, THE HON. HENRY ROBERT	Belvoir Castle, Grantham, Lincolnshire.
1889, Feb. 11	SETH-SMITH, ARCHIBALD . .	Silvermere, Cobham, Surrey.
1888, Apr. 30	SETH-SMITH, FREDERICK . .	The Lodge, Upton Gray, Winchfield, Hants.
1893, Oct. 4	SETH-SMITH, HUGH GARDEN .	Silvermere, Cobham, Surrey, and Native Land Court, Wellington, New Zealand.
1886, Apl. 12	SHOPPEE, GERALD AUGUSTINE .	7, Furnival's Inn, E.C.
1879, Apr. 28	SLADEN, ST. BARBE	1, Delahay Street, S.W.
1884, Jan. 14	STATHAM, WILLIAM ARNOLD .	12, King's Bench Walk, Temple.
1882, Jan. 16	STEPHENS, PEMBROKE S., Q.C. .	1, Plowden Buildings, Temple.
1886, May 3	STEVENS, WILLIAM RICHARD .	11, St. Thomas's Street, S.E.
1875, Jan. 4	STRUTT, THE HON. FREDERICK	Milford House, Derby.
1877, Dec. 10	SUTTON, HENRY	Farrar's Building, Temple.
1891, Nov. 4	THOMAS, GEORGE JAMES . .	London County Council, Spring Gardens, S.W.
1880, Dec. 13	THOMAS, HUBERT	Watford, Herts.
1891, Mar. 14	VEASEY, THOMAS FREDERICK .	Bridge House, Huntingdon, Hunts.
1887, Jan. 10	VENNING, JOHN JAMES EDGCOMBE	Devonport.
1891, Jan. 17	WALKER, JAMES DOUGLAS, Q.C. .	4, Brick Court, Temple.
1885, May 18	WARREN, REGINALD AUGUSTUS.	99, Great Russell Street, W.C.

Date of Election.	ASSOCIATES.	
1876, Nov. 27	WEBSTER, SIR RICHD. EVERARD, K.C.M.G., Q.C., M.P. (*Associate of Council*)	2, Pump Court, Temple.
1884, May 26	WELLS, ALFRED DODD . . .	Sotwell Hill, Wallingford, Berks.
1886, May 17	WHEELER, THOMAS WHITTENBURY, Q.C.	4, Crown Office Row, Temple.
1876, Dec. 18	WILL, JOHN SHIRESS, Q.C., M.P.	2, Garden Court, Temple.
1891, Nov. 4	WILLIAMS, THOMAS D.	Egremont, Battle Road, Ore, near Hastings, and Johannesberg.
1875, May 15	WINCKWORTH, LEWIS . . .	31, Abingdon Street, S.W.
1870, Jan. 10	WING, THOMAS TWINING . .	1, Cromwal Road, West Brighton.
1890, Nov. 22	WRIGHTSON, JOHN	College of Agriculture, Downton, Wilts.

Total number of Associates, 84.

Colonial Fellows.

Date of Election.		
1893, Oct. 4	ANDERSON, CHARLES WILGRISS	Department of Mines, Georgetown, Demerara, British Guiana.
1893, Oct. 4	BOWEN, ERNEST FRANCIS SINDERBY	Public Works Department, Barbados, West Indies.
1894, Feb. 23	CLARK, GAIUS	Town Hall, Rockdale, New South Wales.
1893, Oct. 4	HENDERSON, JAMES ALLAN . .	Bairnsdale, Victoria, Australia.
1894, Feb. 23	LIDDELL, WALTER COLIN . .	Kingston, Jamaica.
1894, Feb. 23	MILLER, WILLIAM	Nassau, Bahamas, West Indies.

Total number of Colonial Fellows, 6.

Students.

Passed Preliminary Examination,		
1894	ADAMS, ERNEST VICTOR	Audley House, Brockley View, Forest Hill, S.E.
1892	ADAMS, HENRY CHARLES	23, Valentine Road, King's Heath, Birmingham.
1893	ADAMS, HERBERT	43, Thornhill Road, Barnsbury N.
1894	ADDISCOTT, HENRY HUGH	18, St. Kilda's Road, Stoke Newington, N.
1894	ARNO, SAMUEL	68, Cawley Road, South Hackney, N.E.
1892	ARNOLD, ALAN	Chilland, Hants.
1894	BAINES, JOHN CECIL	31, Upper Tichbourne Street, Leicester.
1894	BANKS, HERBERT RICHARD	Wellbrooke, Mayfield, Sussex.
1892	BEKEN, GEORGE, JUN.	65, Cazenove Road, Stamford Hill, N.
1892	BELL, HERBERT OWEN	80, Bolingbroke Grove, Wandsworth Common, S.W.
1893	BELL, RICHARD MAURICE	134, Ramsden Road, Balham, S.W.
1893	BENTLEY, HAROLD EDWIN	Percy Lodge, Teddington.
1893	BERRY, THOMAS DARBY	23, Bolingbroke Grove, Wandsworth Common, S.W.
1894	BICKFORD, JOSEPH GRANT	Ivanhoe, Havelock Road, Southsea, Hants.
1893	BIRCH, FRANCIS JULIAN LAURENCE	Mangerton, Melplash, Dorset.
1892	BLOUNT, EDWARD	24, Devonshire Place, W.
1894	BRADWELL, GERVASE HULBERT	Pelham Terrace, The Park, Nottingham.
1891	BRINSLEY, HERBERT GEORGE WILLIAM	30 & 31, New Bridge Street, Ludgate Circus, E.C.
1893	BROWN, ARTHUR FREDERICK	15, Cheyne Gardens, Chelsea, S.W.
1892	BRUCE, ALEXANDER	146, Queen's Road, Norwich.
1893	BURGESS, HENRY HERBERT PHILIP	12, Oppidans Road, Regent's Park, N.W.
1892	CARNELL, SYDNEY GEORGE	Orsett, Essex.
1892	CARTWRIGHT, ALFRED STOTT	Merridale, Snelson, Chelford, Macclesfield.
1894	CHADWICK, SPENCER DYSON	Highfield, Shoreham, Sevenoaks.
1891	CHATTELL, DAVID GEORGE	29A, Lincoln's Inn Fields, W.C.
1893	CLARKE, JOHN WILLIAM	38, George Street, Croydon.
1892	CLAYTON, JOHN WHITEHEAD	20, Lancaster Park, Richmond, Surrey.
1894	COLBOURNE, ROBERT BERTRAM	Stratford-on-Avon.
1893	COLE, RICHARD ERNEST	4, St. Margaret's Bank, Rochester, Kent.
1892	COWELL, HERBERT LEE	Twyn House, Usk, Monmouthshire.
1893	COWELL, WILFRED LEE	St. Columb, Cornwall.
1893	COWIN, NORRIS TYNWALD	3, Holly Villas, Holly Road, Leytonstone.
1892	COWPER, WILLIAM SHAPLAND	Gortamore, Tunstall, Sittingbourne.

Passed Preliminary Examination.	STUDENTS,	
1894	Cox, Walter Theodore . .	22, Stone Street, Maidstone, Kent.
1892	Crawford, Herbert Henry .	59, Upper Kyverdale Road, Stamford Hill, N.
1893	Crowther, Keston Nelson .	80, Victoria Road, Clapham Common, S.W.
1894	Daniel, Henry Wilkinson .	The Firs, Ashby Road, Burton-on-Trent.
1892	Davies, Dixon Bowring . .	Claremont, Parliament Hill, N.W.
1892	Davies, Walter Jackson . .	Excelsior House, Wylde Green, near Birmingham.
1892	Deeley, George Plant . .	Mouse Hall, Amblecote, Brierley Hill.
1892	Deer, Edward Aubrey . .	26, High Street, Stratford-on-Avon.
1893	Dickson, Francis Herbert .	24, West Cliff, Preston, Lancashire.
1894	Drew, Walter Hubert . .	Bisham Park Farm, Maidenhead, Berks.
1894	Driffield, Thomas Henry	Beech Mount, Harlow Road, Harrogate.
1893	Eastwood, George Herbert .	Enton, Godalming, Surrey.
1894	Ellis, Louis Boissevain . .	Falcon Court, 32, Fleet Street, E.C.
1893	Evans, Ernest Sydney . . .	Abbotsford, Ealing, W.
1891	Everington, John	Merton House, Dulwich Wood Park, Norwood, S.E.
1894	Fair, Arthur Edward . . .	16, West Beach, Lytham, Lancashire.
1891	Farmer, Hugh Cecil . . .	9, Whitehall Place, S.W.
1893	Foster, Edward Charles . .	54, Pall Mall, S.W.
1894	Funnell, Horace Frederick .	17, Trafalgar Street, Brighton, Sussex.
1894	Gale, Arthur Witherby . .	7, Ranelagh Road, Winchester, Hants.
1892	Garner, John Stanley . .	159, High Street, Uxbridge.
1892	Glover, Henry Alexander .	1, Motcomb Street, S.W.
1894	Goadby, Howard	Sidmouth House, London Road, Reading.
1892	Godfrey, Charles Henry . .	40, Alfred Street, Neath, South Wales.
1891	Grafton, Wykeham Charles Joseph	Ealing Lodge, Littlehampton, Sussex.
1893	Green, Arthur Edward . .	Hilldene, Luton, Bedfordshire.
1893	Grove, Albert	Parkfield Villa, Stourbridge.
1893	Grove, Richard Thomas . .	27, St. Agnes Place, Kennington Park, S.E.
1893	Hankey, Gilbert Lionel . .	Hylands, Epsom, Surrey.
1892	Harris, William	Barton Mark, Winchester, Hants.
1893	Harrison, Geo. John Robertson	13, Clarendon Road, Clapham Rise, S.W.
1894	Hickman, Arthur Murhall .	Seaton Lodge, Shrewsbury.

Passed Preliminary Examination.	STUDENTS.	
1892	Hicks, William Rooke. . .	Vestry Hall, Hampstead, N.W.
1894	Holden, Orton	64, Cross Street, Manchester.
1893	Hooper, Edgar Wilfred . .	Tolbury, Bruton, Somerset.
1893	Howland, Arthur Frank . .	55, Great Portland Street, W.
1892	Hull, William Hindes . .	1, Primrose Terrace, Vicarage Road, Leyton, Essex.
1893	Huskinson, Ernest Amphlett	Epperstone Manor, Nottingham.
1894	Hyam, Lionel Alfred . . .	35, Tavistock Square, W.C.
1894	Hyam, William Percy . . .	35, Tavistock Square, W.C.
1892	Irvine, Archibald Wyndham.	21, Model Street, New Seaham, Durham.
1894	Jackson, Frederic Arthur .	Mayfield, Leigh, near Manchester.
1892	Jarmain, William	Clonakilty, 140, Wightman Road, Hornsey, N.
1892	Jeboult, Douglas Harold .	6, Upper Cheyne Row, Chelsea, S.W.
1894	John, Henry Bell	6, Llanbleddian Gardens, Cardiff.
1894	Jones, Leonard Reginald . .	Glenfern, North Finchley, N.
1891	Jones, Percy Everley. . .	Fallowfield, Gordon Road West, Ealing, W.
1894	Kaye, Herbert	Queen's Road, Edgerton, Huddersfield.
1894	Kerr, John Murray . . .	Summerfield Park, Llanidloes.
1894	Kibblewhite, Henry James Treleaven	Barn House, Watlington, Oxon.
1894	Kingsford, Percy Hamilton .	Littlebourne, near Dover, Kent.
1893	Kirby, Edmund Francis Joseph	21, Leigh Street, Liverpool.
1894	Lake, Cuthbert Joseph . .	Heage House, Crouch Hill, N.
1894	Lakin-Smith, Ernest . . .	184, Hagley Road, Edgbaston, Birmingham.
1892	Lamprill, William Thomas .	63, Broadway, Stratford, E.
1892	Leane, Walter Burditt . .	Rhôs Pier Works, Colwyn Bay, North Wales.
1894	Lee, Ernest Edward Arthur	72, Highbury Hill, Highbury, N.
1894	Lee, Henry	Carlton Terrace, Mill Hill Road, Norwich.
1892	Lightfoot, Francis Prideaux.	The Rectory, Uppingham, Rutland.
1893	Little, Alfred Stuart . .	Stuart House, Cambridge Park, Twickenham.
1893	Lofts, Algernon Knight . .	Oakmere, Potter's Bar, Middlesex.
1893	Lorden, Leonard Wm. Crandall,	Highlands, Hythe, Kent.
1893	Lovegrove, Charles . . .	Potter's Bar, Middlesex.
1893	Luck, George Edward . . .	Oakmead, Crouch End, N.
1892	Lyons, Edward Covill .	Middleton Stoney, Bicester, Oxon.

Passed Preliminary Examination.	STUDENTS.	
1894	Mallinson, Charles Herbert	50, Newhouse, Huddersfield, Yorkshire.
1891	Marriage, Percy John . .	Kynard, Wickham Road, Beckenham, Kent.
1893	Marshall, Arthur George .	The Oaks, Alleyn Park, West Dulwich, S.E.
1894	Martin, Herbert	Theydon Lodge, Theydon, Essex.
1893	Martin, Stanley Arthur . .	19, High Street, Chelmsford, Essex.
1894	Mathews, Robert St. John .	21, Augustus Road, Edgbaston, Birmingham.
1893	Miller, John	41, Fishergate, Preston, Lancashire.
1894	Mitcheson, Harry	Carlisle Street, Dresden, Stoke-on-Trent.
1894	Molyneux, Frank Eustace .	72, Lansdowne Road, Croydon.
1893	Morrall, Arthur Richard .	134, Osmaston Road, Derby.
1891	Morris, William Henry . .	Fair View, Caeran Road, Newport, Mon.
1894	Mortimore, Claude Alick .	Alnwick House, Catford Bridge, S.E.
1891	Moxon, Harold	Newnham, Cambridge.
1893	Nettlefold, Godfrey . . .	Edgbaston, Birmingham.
1891	Norris, Arthur Blurton . .	13, Stanley Gardens, Willesden Green, N.W.
1893	Oldman, Montague Charles .	The Grange, Bletchingley, Surrey.
1894	Oliveri, Felix . . .	54, Gloucester Crescent, Regent's Park, N.W.
1894	Osborn, George	10, Howard Street, Horton, Bradford.
1893	Overell, Percy William . .	Codicote Bury, Welwyn, Herts.
1892	Page, Stanley Hatch . . .	23, High Street, Maidstone, Kent.
1892	Pain, William Henry . . .	West Stratton, Micheldever, Hants.
1892	Paul, John William . . .	Westbury, East Finchley, N.
1893	Pearce, Charles Frederick .	78, Blenheim Gardens, Willesden Green, N.W.
1893	Pearse, Octavius Burroughes	Weeford Lodge, Erdington, near Birmingham.
1892	Peppercorn, John Arthur .	Eaton Socon, St. Neot's, Hunts.
1892	Phillips, Francis John . .	The Limes, Grove Road, Chelmsford, Essex.
1894	Prior, Henry	Sandown Cottage, 14, Gledholt Road, Huddersfield.
1894	Richardson, James	13, Barn Hill, Stamford, Lincolnshire.
1894	Rickards, Robert Hillier Traherne Anson	Charles Street Chambers, Cardiff.
1891	Roberts, Joseph Wm. George	Preston, Yeovil.
1893	Robinson, John Brooke Wood	Woolton Hill, Newbury, Berks.
1893	Rome, Arthur Ernest . . .	Rugeley, Staffordshire.
1893	Rook, Joseph Taylor . . .	23, Spencer Street, Carlisle.
1892	Rootham, Frederick Fleet .	Benacre Hall, Wrentham, Suffolk.

Passed Preliminary Examination.	STUDENTS.	
1894	Sanders, Cyril Sturgis	13, Compton Road, Canonbury, N.
1892	Sandford, Charles Sidney	Ecclesall Vicarage, Sheffield.
1894	Scoble, Herbert Thomas	Maverstone Lodge, College Park, Lewisham, S.E.
1892	Sedgwick, Alfred Sydney Edw.	195, Tulse Hill, S.W.
1893	Shepherd, William	5, Church Row, Hampstead, N.W.
1894	Simmons, James Edward	7, Victoria Road, Leicester.
1892	Skingle, Alfred Charles	79, St. James' Road, Brixton, S.W.
1894	Sly, William	6, West Road, Lancaster.
1893	Smith, Arthur Plumbe	Estate Office, Puddletown, Dorset.
1894	Smith, Charles Gordon	33, West Bank, Stamford Hill, N.
1893	Smith, Henry	Ashgrove, Low Utley, Keighley, Yorks.
1893	Southorne, Charles Herbert	Richmond Chambers, Bournemouth, Hants.
1892	Standen, Arthur Carnegie	Broadlands, Streatham, S.W.
1891	Stenning, Oswald Francis	76, St. George's Road, S.W.
1894	Stokes, Hugh Charles	40, Upper Baker Street, W.
1894	Straker, Howard	Harefield, Radcliffe Road, Croydon.
1891	Strouts, Lewis Herbert	Belgrave Place, St. Mary Cray, Kent.
1892	Stupart, Charles Walter	4, Plymouth Road, Totnes, Devon.
1894	Thompson, Claude William George Hugh	The Vicarage, Framfield, Sussex.
1894	Toller, Henry James	St. Helens, Henley-on-Thames.
1893	Tomlinson, Lewis	Hogston, Bucks.
1894	Town, Henry Anandale	East Witton, Middleham, Yorks.
1891	Townend, William	Park Farm, Seacroft, near Leeds.
1894	Towse, John Stanley	Hillside, Ravensbourne Park, Catford, S.E.
1894	Tregelles, John Allen, Jun.	Downshill House, Bridge Sollers, Hereford.
1893	Trueman, Reginald Seward	Oaklands, Birchwood Park, Swanley Junction, Kent.
1894	Turner, George John	Mansfield Woodhouse, Nottinghamshire.
1892	Walker, William Selves	Woodberry, Sydenham Hill, Surrey.
1894	Walton, Edgar Thomas	1, Crowhurst Road, Brixton, S.W.
1893	Ward, Frank Edward	Rushmore, St. Cuthbert Street, Bedford.
1892	Watson, Herbert John	New Grove, Petworth, Sussex.
1894	Wheatley, Stephen Gladstane	Ravenshoe, Longfleet, Poole, Dorset.
1892	Whitby, Herbert Bateson	St. John's House, Sandown, Isle of Wight.
1894	White, Henry Ernest	Dunston Hall, Whickham, Durham.
1894	White, Walter Ernest Coates	Kirkby Lonsdale, Westmoreland.
1893	White, William, Jun.	Dunston Hill, Whickham, Newcastle-upon-Tyne.
1894	Wigram, Henry Joseph	South Collingham, Newark, Notts.

Passed Preliminary Examination.	STUDENTS.	
1892	Wilde, Sidney Algernon . .	29, Fleet Street, E.C.
1894	Wilkinson, Frank	168, North Street, Brighton.
1894	Wilkinson, Percy Newton .	3, St. Mark's Square, Regent's Park, N.W.
1891	Williams, Henry Cuthbert .	13, Albany Road, Stroud Green, N.
1893	Wilson, John	60, New Street, Chelmsford, Essex.
1894	Wood, John Edward . . .	103, Bolingbroke Grove, Wandsworth Common, S.W.
1893	Wood, Leslie Stuart . . .	Woolwich, Womenswould, Kent.
1894	Wooldridge, Henry Walter.	20, High Street, Fareham, Hants.
1884	Young, William	Victoria Street, St. Albans, Herts.

Total number of Students, 178.

SUMMARY.

Honorary Members	15
Fellows	1,607
Professional Associates	379
Associates	84
Colonial Fellows	6
Students	178
Total . . .	2,269

Note.—To ensure the regular transmission of the Papers and Notices, it is particularly requested that any changes of address be communicated at once to the Secretary.

Members of the Institution who have Passed the Fellowship Examination.

1893 *Abrams, Benjamin Percy.
1888 Adkin, Benaiah Whitley (*Special Sanitary Science Certificate*, 1893)
1893 Amos, Frank (*Crawter Prize*, 1893).
1892 Anscombe, Ernest.
1894 *Arnott, John.
1887 Austin, Richard, Jun.
1891 *Aylen, Cecil Hugh.
1891 Ball, William Alfred.
1893 Bancroft, Frederick Herbert.
1891 Barnes, George Frederick.
1893 *Beadel, Frederick Maurice.
1889 Beard, Edwin Thomas.
1884 Bedells, Charles Herbert.
1893 Bellingham, Archibald Turner.
1888 Benson, Robert Alan.
1893 *Beven, Septimus.
1894 *Bidwell, John Evans.
1894 *Birch, Richard Elwyn.
1889 Birch, Walter de Hoghton.
1893 Blackbourn, Henry.
1893 Body, Arthur.
1892 Brackett, Frederick Henry.
1893 Brady, Ralph Hollinshed.
1894 *Brinkworth, Robert Edwin.
1893 Brown, Alexander Burnett.
1893 *Brown, Arthur Macdonald.
1894 *Brown, George Turville.
1887 Buckland, Alfred Virgoe.
1893 *Buckland, Sidney Crawford.
1887 Burrows, Alfred John.
1891 Bushell, Henry.
1892 *Castle, Harold.
1894 Coales, Herbert George.
1893 Cobham, George William.
1894 *Cope, Henry James.
1892 Corderoy, Athelstane.
1893 *Crier, John Thomas.
1890 Darch, John.
1892 Davey, Henry Thomas.
1894 *Davies, David Thomas.
1886 Day, William, Jun.
1893 Debenham, Frank Bridgewater.
1894 *Debenham, Frederic Kersey.
1893 Debenham, Horace Bentley.
1890 Dendy, William Cooper.
1885 Dickson, Thomas Arthur.
1891 Done, John James.
1888 Drew, Henry Alban.
1892 Dudley, Edgar.
1891 Eagland, William Francis.
1894 *Edmonds, John.
1889 Ellis, Francis, Jun.
1890 Ellis, Herbert Moates.
1890 Ellis, Ralph Staples.
1887 Eve, Herbert Trustram.
1890 Eves, William Lionel.
1894 *Finn, Fred.
1894 *Finn, Herbert Archibald.
1894 *Fitt, Harry Charles.
1890 Foster, Frank (*Special Sanitary Science Certificate*, 1892).
1894 *Foster, James Herbert Furmedge.
1893 *Franklin, Benjamin Belgrove.
1894 *Fraser, William.
1894 *Gardner, Gilbert.
1892 *Garrard, Arthur Norman.
1887 Gibb, William Pashley.
1892 Giddy, Osman Horton.

Members of the Institution who have Passed the Fellowship Examination.—continued.

1893 Goddard, Alexander.
1886 Godfrey, Robert.
1892 Green, Alexander Ernest.
1891 Griffiths, Harold.
1892 Grogan, Hedworth Herbert.
1892 Grover, Arthur.
1891 Hadley, Frank.
1894 *Haigh, Thomas Frederick.
1891 Hall, William Timothy.
1894 *Hampton, George Frederick William.
1888 Hansell, Reginald Goddard (*Special Sanitary Science Certificate*, 1893).
1890 Haslam, Dryland, Jun.
1886 Hasluck, Lancelot Gerald.
1892 Hayward, Frederick George.
1891 Head, John George (*Crawter Prize*, 1891).
1891 Higgins, George.
1889 Hodge, Leonard Percival.
1883 Horne, William Edgar.
1894 *Jeffree, Sydney.
1894 *Johnson, Bernard Marr.
1884 Johnson, Henry.
1894 Johnston, Walter Henry.
1889 Jonas, Harry Marshall.
1890 Jones, Frederick Herbert.
1886 Jones, Henry Arthur (*Special Sanitary Science Certificate*, 1892).
1892 Kemp-Smith, James Frederick.
1888 King, Alfred.
1889 Lambert, Godfrey Charles.
1893 *Lawley, Frederick William.
1893 *Leaning, Henry John.
1893 Lee, John Wilfrid.
1891 Mann, Robert Bagshaw.
1892 Martin, Thomas (*Special Forestry Certificate*, 1893).
1888 Massie, Frank.
1889 Maxwell, Francis William.
1893 Mellenfield, James Henry.
1890 *Melrose, Frank (*Special Sanitary Science Certificate*, 1893).
1892 *Merry, Arthur Walker.
1884 Michelmore, Alfred (*Special Forestry Certificate*, 1890).
1892 Mitchell, George Sharman.
1884 Mixer, Edward.
1885 Moore, Harold Edward.
1894 *Morris, Richard Percival.
1891 Mould, Graham Harley.
1892 Muller, John Joseph.
1894 *Newman, Samuel Frank.
1883 North, George Frederic.
1894 *Oakley, Christopher Percival.
1891 Oakley, John Hubert.
1892 Ogden, Michael Guy.
1892 Osenton, George, Jun.
1885 *Pain, James.
1892 Palamountain, Joseph Wm.
1891 Parris, Charles John.
1887 Parry, Richard.
1894 *Partridge, Edward John (*Penfold Gold Medal*, 1894, *and Crawter Prize*, 1894).
1886 Paull, Alan.
1891 Perkins, Walter Frank.
1884 Peto, James Winder.
1885 Pilditch, Philip Edward (*Special Sanitary Science Certificate*, 1890).
1894 *Potter, Herbert George.
1892 Preston, Samuel David.
1894 *Price, Richard Arnold.
1891 *Punchard, Frederick Burt.
1892 Richardson, Oliver Archer (*Crawter Prize*, 1892).
1894 *Robins, Philip Seymour.
1893 *Robinson, Henry Herbert.
1884 Rolleston, William Gustavus Stanhope.

Members of the Institution who have Passed the Fellowship Examination.—continued.

1894 *Roney-Dougal, John Dougal.
1887 Roods, Alfred.
1889 Rundle, Edward Collins.
1889 Sadler, George William, Jun.
1891 Saunders, Charles Herbert.
1892 Savill, Edwin.
1883 Silcock, Thomas Ball.
1892 Slater, Charles Frederick.
1889 Smith, Frank William.
1884 Smith, William.
1894 *Squire, Gerald Robert.
1894 *Stapledon, Ernest Allen.
1894 *Tee, Samuel Clifford.
1894 *Temple, Frederick Wilson.
1887 Tiffen, John Henry.
1893 *Tory, John Edward.
1885 Treadwell, Henry John.
1893 *Tuckett, Percival Fox.
1893 Tyler, James William.
1883 Vernon, Arthur.
1892 Walker, Joseph Arthur.
1894 Watson, John, Jun.
1892 *Webster, Hugh Calthrop.
1894 *Willis, Edward.
1891 Wood, Charles Bruce.
1892 Young, Harry Austin Lindsay.

* *Those to whose names a star is affixed, have passed the Fellowship Examination, but have not yet been transferred to the Class.*

Members of the Institution who have Passed the Professional Associateship Examination.†

1891 Abrams, Benjamin Percy.
1887 Adkin, Benaiah Whitley.
1893 Allen, John Parnell.
1892 Amos, Frank.
1893 Andrews, Walter Ely.
1887 Anscombe, Ernest.
1890 Armytage, Francis Reginald.
1885 Arnott, John (*Special Prize*, 1885).
1889 Assiter, Harry G. (*Special Sanitary Science Certificate*, 1892).
1887 Austin, Richard, Jun.
1890 Aylen, Cecil Hugh.
1893 Bailey, Louis Hewitt.
1885 Baker, Cecil Cautley.
1888 Ball, James Benjamin.
1889 Ball, William Alfred.
1890 Bancroft, Frederick Herbert.
1893 Bannister, Tom Harrison Caffyn.
1890 Barclay, Thomas.
1892 Barker, Geoffry Lionel.
1889 Barnes, George Frederick.
1884 Barratt, Harry.
1893 Bate, William Henry.
1887 Bateman, Arthur Charles.
1890 Beadel, Maurice Frederick.
1885 Beard, Edwin Thomas.
1891 Beasley, John Arthur Llewellyn (*Driver Prize*, 1891).
1883 Bedells, Charles Herbert.
1888 Belcher, Edward John.
1889 Bellingham, Archibald Turner.
1884 Benson, Robert Alan (*Bracketted Special Prize*, 1884).
1892 Beven, Septimus.
1893 Bidwell, John Evans.
1893 Birch, Richard Elwyn.
1884 Birch, Walter de Hoghton.
1886 Birkett, Tom.
1885 Blundell, Harry.
1893 Bodger, Percy Morris.
1890 Body, Arthur.
1886 Bousfield, Edwin Vaughan Davenport.
1891 Bowden, Ernest Newton.
1891 Bowden, John Friendship (*Institution Prize*, 1891).
1888 Bower, Arthur Wentworth Chivers.
1890 Brackett, Frederick Henry.
1893 Bradshaw, Harry Greaves.
1888 Brady, Ralph Hollinshed.
1888 Brevetor, Thomas, Jun.
1889 Bridgford, Leo Appleton.
1886 Briggs, John.
1892 Brinkworth, Robert Edwin.
1891 Brown, Alexander Burnett.
1889 Brown, Arthur Macdonald (*Driver Prize*, 1889).
1892 Brown, George Turville.
1887 Brown, William Edward.
1893 Brown, William Lobin Trant.
1885 Buckland, Alfred Virgoe.
1891 Buckland, Sidney Crawford.
1888 Bulbeck, George.
1892 Burder, Reginald Edward Campbell.
1886 Burrows, Alfred John.
1887 Bushell, Henry.
1887 Buss, Fleetwood George William.

† *This list does not include the names of those who have passed the Examination but have not yet joined the Institution.*

Members who have Passed the Professional Associateship Examination—continued.

1886 Campbell, Colin.
1893 Champion, George Ernest.
1891 Carr, Thomas Edmund.
1887 Carter, Alfred Presley.
1891 Castle, Harold.
1888 Chalcraft, Henry Terrell.
1888 Cheney, Edwin John.
1892 Child, Charles, Jun.
1888 Child, Edmund Herbert.
1885 Coales, Herbert George.
1890 Cobham, George William (*Special Prize*, 1890; *Crawter Prize*, 1890).
1889 Colbourn, Henry James (*Special Forestry Certificate*, 1890).
1887 Collingham, J. Cyril Lees.
1885 Collins, Marcus E.
1888 Collyer, Daniel William.
1892 Cooke, Lionel.
1893 Cooper, Alfred William.
1890 Cope, Henry James.
1891 Corderoy, Athelstane.
1893 Cox, Reginald John.
1891 Crawshay, Lionel Ruttledge.
1883 Crawter, John, Jun.
1891 Crier, John Thomas.
1892 Crookes, Charles Reginald.
1886 Crosland, Walter.
1891 Cross, Arnold Charles Martin.
1888 Crouch, James Leonard.
1893 Darbishire, Harry Vernon.
1889 Darch, John.
1888 Davey, Henry Thomas.
1893 David, George Willoughby.
1893 Davies, Cyril Froodvale.
1892 Davies, David Thomas.
1891 Davis, Neville Brookes.
1883 Day, William, Jun.
1892 Debenham, Frank Bridgewater.
1893 Debenham, Frederic Kersey.
1891 Debenham, Horace Bentley.
1889 Dendy, William Cooper (*Special Prize*, 1889).
1884 Dickson, Thomas Arthur.
1888 Dixon, Francis Edward (*Special Prize*, 1888).
1887 Done, John James (*Driver Prize*, 1887).
1886 Drew, Henry Alban.
1892 Druce, Edric.
1889 Dudley, Edgar.
1888 Eagland, William Francis.
1893 Eason, Edward William (*Institution Prize*, 1893).
1893 Easton, Walter John (*Driver Prize*, 1893).
1893 Edmonds, John.
1893 Elgar, Walter Robinson.
1890 Elgood, Frank Minshull.
1892 Ellis, Albert Edward.
1890 Ellis, Francis, Jun.
1888 Ellis, Herbert Moates.
1887 Ellis, Ralph Staples.
1887 Eve, Herbert Trustram.
1892 Evered, Gilliebrand Edwin.
1892 Everett, Arthur Sherman.
1888 Eves, William Lionel.
1892 Finn, Fred.
1891 Finn, Herbert Archibald (*Special Prize*, 1891).
1893 Fitt, Harry Charles.
1893 Fletcher, Herbert Phillips.
1892 Ford, Solomon.
1890 Forrest, William.
1889 Forster, Walter Hill.
1888 Foster, Frank.
1892 Foster, James Herbert Furmedge.
1891 Franklin, Benjamin Belgrove.
1890 Fraser, William.
1889 Galsworthy, Vincent Somers.
1892 Gardner, Gilbert.

Members who have Passed the Professional Associateship Examination—continued.

1890 Garrard, Arthur Norman.
1892 German, George, Jun. (*Driver Prize*, 1892).
1886 Gibb, William Pashley.
1885 Gibbon, William Jacomb (*Driver Prize*, 1885).
1889 Giddy, Osman Horton.
1889 Goddard, Alexander.
1885 Godfrey, Robert.
1886 Golightly, Charles Hugh.
1889 Grant, Joseph.
1893 Gray, Percy William.
1890 Green, Alexander Ernest.
1891 Green, Edmund Horace.
1893 Green, Frederick Algernon.
1887 Green, Thomas John.
1886 Green, Thomas Joseph.
1884 Greenop, Edward .
1890 Griffiths, Harold.
1892 Griggs, Henry Jenner.
1888 Grimes, Ralph Fearon.
1890 Grogan, Hedworth Herbert.
1889 Grover, Arthur.
1888 Gunter, James.
1889 Hadley, Frank.
1892 Haigh, Thomas Frederick.
1892 Hales, Arthur John.
1884 Halkyard, William Redford.
1884 Hall, William Timothy (*Institution Prize*, 1884).
1886 Halton, Harry Russell.
1890 Hampton, George Fredk. William.
1892 Hankinson, Francis Henry.
1887 Hansell, Reginald Goddard.
1887 Harding. Frederick Allcroft.
1888 Haskins, William Albion.
1889 Haslam, Dryland, Jun.
1883 Hasluck, Lancelot Gerald.
1893 Hawes, Frederick Kirk.
1890 Hayward, Frederick George.
1889 Head, John George.
1885 Hebblethwaite, Charles Henry.
1892 Hellicar, George Thomas (*Special Sanitary Science Certificate*, 1893).
1886 Henderson, Richard.
1893 Hewett, George Thompson.
1889 Higgins, George.
1886 Hill, Adfred.
1885 Hilliard, George Edward.
1888 Hodge, Leonard Percival.
1890 Hodgkinson, James Henry.
1893 Holiday, Percy Cave.
1891 Hollis, Herbert.
1891 Hollis, Ralph.
1888 Homan, Hubert Franklin.
1887 Hooper, Cecil Henry.
1890 Innes, Gilbert Plantagenet Mitchell.
1892 Jarman, Frank Wilmot.
1892 Jarrett, Thomas William.
1893 Jeffree, Sydney.
1893 Jenkinson, John.
1891 Jessett, Charles Edward Vernon.
1892 Johns, Percy.
1892 Johnson, Bernard Marr.
1883 Johnson, Henry.
1887 Johnston, Walter Henry.
1887 Jonas, Harry Marshall (*Institution Prize*, 1887).
1886 Jonas, Samuel Marshall.
1888 Jones, Frederick Herbert.
1883 Jones, Henry Arthur.
1891 Joyce, Harry Ward.
1885 Jull, William Vincent.
1890 Kay, Walter Robert.
1890 Kemp-Smith, James Frederick.
1893 Kennett, Charles Arthur.
1887 King, Alfred.
1886 King, William Isaac.
1892 Knight, George Edward.
1888 Lampert, Godfrey Charles.

Members who have Passed the Professional Associateship Examination—continued.

1893 Lancaster, John Roy.
1885 Lansdown, George Arthur.
1890 Larkin, Richard Webster.
1891 Lawley, Frederick William.
1890 Leaning, Henry John.
1886 Lee, John Wilfrid.
1888 Leverton, Frank John Waldemar (*Special Sanitary Science Certificate*, 1893).
1890 Lewis, Arthur Llewelyn.
1892 Little, Henry.
1891 Longsdon, Edward Morewood.
1886 Lowe, Charles Robert.
1892 Lucas, John Archibald.
1888 Lumley, Julian Arthur.
1893 Macer, Alfred Thomas.
1893 Maddox, Harry Edward.
1888 Mann, Robert Bagshaw.
1893 Marriott, Cecil Wynn.
1893 Martin, Alfred John (*Special Prize*, 1893).
1888 Martin, Heber Gambling (*Institution Prize*, 1888).
1893 Martin, Samuel.
1888 Martin, Thomas.
1889 Mason, Charles William Hayley.
1885 Massie, Frank.
1893 Mathews, Lewis Osler.
1892 Maughan, John (*Special Forestry Certificate*, 1893).
1886 Maxwell, Francis William.
1892 Mellenfield, James Henry.
1893 Mellor, James Frederick.
1887 Melrose, Frank.
1892 Menzies, Robert.
1890 Merry, Arthur Walker (*Institution Prize*, 1890).
1892 Miller, George Frederick.
1891 Mitchell, George Sharman.
1884 Mixer, Edward.
1890 Molyneux, Herbert Ernest.
1893 Monson, Henry John.
1883 Moore, Harold Edward.
1892 Morris, Richard Percival.
1892 Morrish, Hugh Kenneth.
1893 Morrison, Daniel.
1893 Morrison, Gerard Donald.
1890 Mould, Graham Harley.
1883 Moyes, John Helenus.
1889 Muir, James (*Institution Prize*, 1889).
1891 Muller, John Joseph.
1893 Neighbour, Charles Edmund.
1892 Newman, Samuel Frank.
1890 Nockolds, Alfred George.
1888 Nockolds, Martin Charles Hubert.
1893 Norman, James Noel.
1891 Oakley, Christopher Percival.
1890 Oakley, John Hubert.
1890 Ogden, Michael Guy.
1890 Osenton, George, Jun.
1892 Ouvry, Peter Arnold.
1892 Ovenden, Charles.
1893 Pain, George Lloyd.
1883 Pain, James.
1888 Palamountain, Joseph William.
1891 Palmer, William Edward King.
1889 Parris, Charles John.
1887 Parry, Richard.
1890 Partridge, Edward John (*Driver Prize*, 1890).
1883 Paull, Alan.
1893 Pearce, Fred. W.
1893 Pearson, Howard.
1893 Pegge, John Thomas.
1889 Perkins, Joseph.
1886 Perkins, Walter Frank (*Special Prize*, 1886).
1885 Perks, Sydney.

Members who have Passed the Professional Associateship Examination—continued.

1887 Phillips, William Dearlove (*Special Prize*, 1887).
1886 Physick, Walter Frederick (*Institution Prize*, 1886).
1883 Pilditch, Philip Edward.
1890 Pinder, Richmond.
1889 Pochin, Thomas Clement.
1891 Poggio, Eloi John.
1890 Potter, Herbert George.
1892 Prall, Herbert Alexander.
1890 Prall, Herbert Edward.
1886 Prater, Thomas Herbert.
1888 Preston, Samuel David.
1892 Price, Richard Arnold.
1889 Puckridge, Percival Martin.
1888 Punchard, Frederick Burt.
1892 Raffety, Herbert William (*Special Prize*, 1892).
1885 Rand, John.
1891 Richardson, Oliver Arthur.
1891 Robins, Philip Seymour.
1887 Robinson, Alfred Whitmore.
1891 Robinson, Henry Herbert.
1883 Rolleston, William Gustavus Stanhope (*Institution Prize*, 1883).
1893 Roney-Dougal, John Dougal.
1886 Roods, Alfred (*Driver Prize*, 1886).
1888 Roper, John Simpson.
1889 Rowley, William Taylor.
1886 Ruddle, Frank J.
1883 Rundle, Edward Collins.
1884 Sadler, George William, Jun.
1893 Saker, Sydney.
1893 Sale, Arthur Reed.
1887 Salt, Reginald Nowell.
1889 Sampson, William.
1883 Satchell, Charles (*Special Prize*, 1883).
1889 Satchell, Herbert Arnold.
1889 Saunders, Charles Herbert.
1890 Savill, Edwin.
1892 Scott, Thomas.
1893 Seddon, George Farquharson.
1891 Sedgwick, Rupert William.
1889 Selby, Frank.
1884 Selby, John Basely (*Bracketted Special Prize*, 1884).
1887 Shaw, Arthur.
1892 Skipper, Henry Herbert.
1890 Slater, Charles Frederick.
1893 Sly, Joseph Townson.
1893 Smith, Frank Braybrooke.
1888 Smith, Frank William (*Driver Prize*, 1888).
1890 Smith, James.
1890 Snailum, Walter Wadman.
1891 Soutter, Ernest.
1893 Sowels, William Clowes.
1890 Spelman, William Wilton Rix.
1892 Squire, Gerald Robert (*Institution Prize*, 1892).
1889 Stainton, Francis Charles.
1892 Staunton-Wing, George,
1893 Staley, Albert Henry.
1893 Stapledon, Ernest Allen.
1888 Stucké, William Henry.
1884 Sturge, Theodore.
1885 Sturgess, John Moore.
1889 Sturley, Arthur Dyson.
1890 Summerfield, Joseph Charles.
1887 Swetenham, Henry.
1889 Taylor, Harry William.
1893 Tee, Samuel Clifford.
1891 Temple, Frederick Wilson.
1893 Theakston, William Pease.
1892 Thomas, Edward Morgan Dawson.
1893 Thompson, Frederic Hubert.
1891 Thurgood, Albert Edward.
1885 Tiffen, John Henry (*Institution Prize*, 1885).

Members who have Passed the Professional Associateship Examination—continued.

1888 Tilly, Hubert Douglas.
1892 Tory, John Edward.
1890 Townsend, George James.
1883 Treadwell, Henry John (*Driver Prize*, 1883).
1891 Tuckett, Percival Fox.
1886 Turner, Percy.
1889 Tyler, James William.
1893 Tyler, William Bott
1886 Vale, Henry.
1892 Venning, Alfred John Meybohn.
1890 Verity, Ernest George.
1887 Wade, Henry.
1889 Wain, George Sparrow.
1893 Waldram, Robert Edward.
1891 Walker, Joseph Arthur.
1887 Warton, Wilfred.
1890 Watson, Claude Henry.
1884 Watson, James Bruce.
1885 Watson, John, Jun.
1888 Watson, Richard.
1893 Watson, William James.
1892 Weatherhead, David Wilkinson.
1892 Webb, Frederick Noel.
1890 Webster, Hugh Calthrop.
1892 Wells, William Henry.
1893 West, Charles Henry Edward.
1887 Whalley, Frederick Herbert.
1887 Wheeler, Charles Trevor Ogle.
1892 Wheeler, John Henry.
1893 Whitaker, Ernest Victor.
1887 Wight, Norman.
1891 Wilks, Ernest Stringer.
1893 Willis, Edward.
1893 Wilson, Alexander Mills.
1891 Wilson, James Calvert.
1892 Wilson, John Hayes.
1887 Wilson, William Edward.
1891 Windley, Henry Chadwick.
1893 Wonnacott, Ernest William Malpas.
1890 Wood, Charles Bruce.
1890 Wood, Edward Bryan.
1892 Woods, Arthur George.
1891 Woodward, Walter Henry.
1886 Woolnough, John William.
1887 Worthington, James Scott.
1893 Wrightson, Robert Garmondsway.
1893 Wyles, John Walter.
1891 Young Harry Austin Lindsay.

Members Transferred since the publication of the January List from the Class of Professional Associates to that of

Fellows—

Bellingham, Archibald Turner	Dovers Green, Reigate, Surrey.
Coales, Herbert George. .	Local Board Offices, Market Harborough.
Cobham, George William . .	1 & 3, Edwin Street, Gravesend, Kent.
Dendy, William Cooper . .	46, Forwych Road, Brondesbury, N.W.
Ellis, Francis, Jun. . . .	Trafford Park, Patricroft, near Manchester.
Green, Alexander Ernest .	3, King Street, Cheapside, E.C.
Hayward, Frederick George .	Market Square, Dover, Kent.
Johnston, Walter Henry. .	County Offices, Preston, Lanc.
Ogden, Michael Guy . . .	37, Walbrook, E.C.
Sadler, George William, Jun.	Duchy of Lancaster Office, Lancaster Place, W.C.
Watson, John, Jun. . . .	Wentbridge Lodge, Pontefract, Yorks.

Members who have Died since the publication of the January List.

Fellows—

Abbott, J. Octavius. . . .	31, Charing Cross, S.W.
Adams, Charles Frederick .	Barkway, Herts.
Bell, George Graham . .	9, Victoria Street, S.W.
Bennett, George	Buckingham.
Cruse, Edmund	4, Berkeley Crescent, Clifton, Bristol.
Haywood, William, Lieut.-Col.	Guildhall, E.C.
Hill, Samuel	16, Russell Square, W.C.
Mitchell-Withers, John Brightmore	Surrey Street, Sheffield.
Sargeant, John	4, Holden Terrace, Grosvenor Gardens, S.W.
Westbury, Giles	Andover, Hants.
Wilkinson, William . . .	15, Crewdson Road, Stockwell, S.W.
Wood, Frederick	34, Regency Square, Brighton.

Professional Associate—

Johnston, Andrew	97, Gresham Street, E.C.

Associate—

Meysey-Thompson, Albert Childers	1, King's Bench Walk, Temple.

List of Provincial Committees.

JULY 1st, 1894.

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(A.) NORTHERN COUNTIES COMMITTEE.

Chairman.

HENRY WALLACE, Trench Hall, Gateshead-on-Tyne.

ARMSTRONG, THOMAS JOHN	14, Hawthorn Terrace, Newcastle.
AYNSLEY, ROBERT JOHN	Gosforth, Newcastle-on-Tyne, Northumberland.
BAINBRIDGE, ROBERT STAGG	Keverstone, near Staindrop, Durham.
BANKS, JOHN	Kendal, Westmoreland.
BIRKETT, TOM	Foxton House, Penrith, Cumberland.
BOLAM, WILLIAM THOMAS	Cross House, Westgate Road, Newcastle.
BOWMAN, JOHN JAMES	Estate Office, Netherby, Carlisle.
BRYDON, ROBERT	The Dene, Seaham Harbour, Durham.
CLARK, JOHN MCCLARE	Haltwhistle, Northumberland.
CLARK, NATHANIEL	Beamish Park, Chester-le-Street, Co. Durham.
CURRY, HENRY JOHN	58, High Street, Stockton-on-Tees.
EADE, ARTHUR WILLOUGHBY FRENCH	Feethams, Darlington.
FORMBY, GEOFFREY OSWALD	Lowther, Penrith.
FORSYTH, THOMAS HILLS	39, Northumberland Street, Newcastle-upon-Tyne.
GREEN, ROBERT COWPER	26, Fawcett Street, Sunderland.

Hayton, Joseph William	Devonshire Chambers, Carlisle.
Hayton, Pattinson	Devonshire Chambers, Carlisle.
Hedley, John Hunt	55, John Street, Sunderland.
Hedley, Thomas Fenwick	Sunderland.
Heskett, William James	24, King Street, Penrith, and Viaduct Chambers, Carlisle, Cumberland.
Hoggarth, Arthur	Kendal, Westmoreland.
Hoggarth, Edwin	Kendal, Westmoreland.
Holme, John	Owlet Ash, Milnthorpe, Westmoreland.
Hudson, James	Penrith, Cumberland.
James, Christian Hugh	Rudchester, Wylam-on-Tyne
Little, William	Hutton Hall, Penrith.
Minter, William	81, Bondgate, Darlington.
Nicholson, Thomas Cooke	Blaydon-on-Tyne, Durham, and 24, Grainger Street West, Newcastle.
Oliver, Charles Edward	Oakfield, Shotley Bridge, Co. Durham.
Peirson, Henry Thomas	Branspeth, R.S.O., Co. Durham.
Potts, James	Stanbeck, Workington, Cumberland.
Punchard, Frederick	Underley Estate Office, Kirkby Lonsdale, Westmoreland.
Richardson, George	Estate Office, Edenhall, Langwathby, Cumberland.
Rodham, John	16, Finkle Street, Stockton-on-Tees.
Rowlandson, Christopher	The College, Durham.
Rudman, Sidney Charles	Windlestone, Ferry Hill, Co. Durham.
Sample, Charles Herbert	Matfen, near Newcastle.
Sample, Thomas	Bothal Castle, Morpeth, Northumberland.
Sample, William Collings	Bothal Castle, Morpeth, Northumberland.
Scarth, William T.	Raby Castle, Darlington.
Stanley-Dodgson, Stanley Dickenson	Estate Office, Somerset House, Whitehaven, Cumberland.
Taylor, John William	31, Westgate Road, Newcastle.
Tomlinson, Thomas	Estate Office, Alnwick Castle.
Wall, George Young	Exchequer Buildings, Durham.
Watt, Alexander	Ravenglass, Carnforth.
Webster, Alexander	100, Highgate, Kendal, Westmoreland.
Wells, Edwin	Barnard Castle, Co. Durham.
Wheler, Edward Galton	Swansfield House, Alnwick.
Wilson, Sir Jacob	Chillingham, Alnwick.

Total, 50 Members.

(B.) COUNTIES PALATINE COMMITTEE.

Chairman.

THOMAS TAYLOR WAINWRIGHT, 21, Leigh Street, Liverpool.

ADDIE, PETER	30, Winckley Square, Preston.
BAILEY, LEONARD	Estate Office, Scorton, Garstang.
BANCROFT, FREDK. HERBERT	88, Mosley Street, Manchester.
BANCROFT, HENRY	88, Mosley Street, Manchester.
BANKS, THOMAS	60, King Street, Manchester.
BARROW, THOMAS ROBERT	Lunesdale, Oak Street, Southport.
BATEY, HENRY SIMPSON	51, King Street, Manchester.
BECKWITH, HENRY LANGTON	14, North John Street, Liverpool.
BERTWISTLE, JAMES	1, Tackett's Street, Blackburn.
BIRCH, WALTER DE HOGHTON	Hoghton Estate Office, Walton Hall, Preston.
BOWDEN, JOHN	14, Ridgefield, Manchester.
BRADY, CHARLES ALLDIS	17, Warren Street, Stockport.
BRADY, RALPH HOLLINSHED	78, Cross Street, Manchester.
BRADY, WILLIAM HOLLINSHED	17, Warren Street, Stockport.
BRIDGFORD, ERNEST JAMES	28, Cross Street, Manchester.
BRIDGFORD, COL. ROBERT, C.B.	28, Cross Street, Manchester.
BROCKLEBANK, JOHN	58A, Yorkshire Street, Rochdale.
CAMPBELL, HENRY HUNTER	Sutton Hall, St. Helen's.
CARSWELL, WILLIAM	Capesthorne, Chelford, Cheshire.
CARTWRIGHT, JOSHUA	Bury, Lancashire.
COCKS, ROBERT	Estate Office, Altrincham, Cheshire.
CORBETT, CHRISTOPHER	9, Albert Square, Manchester.
CROSS, JOHN	77, King Street, Manchester.
CROSS, WILLIAM HASLAM	77, King Street, Manchester.
DAVIES, JOHN	Mollington, Chester.
DAWSON, EDWARD HOWARD	41, Market Street, Lancaster.
DORNING, ARTHUR HARRY	41, John Dalton Street, Manchester.
DORNING, ELIAS	41, John Dalton Street, Manchester.
EAGLE, WILLIAM	77, King Street, Manchester.
EARLE, THOMAS ALGERNON	90, King Street, Manchester, and Liverpool.
EARSHNAW, JACOB	36, South King Street, Manchester.
EASTHAM, JAMES COOK	The Town Hall, Manchester.
ELLIS, FRANCIS, JUN.	Trafford Park, Patricroft, near Manchester.
EVANS, CHARLES LEE	Norton Hill, Runcorn, Cheshire.
FAIR, JACOB WILSON	Haigh Hall, Wigan, and 8, Winckley Street, Preston.
FAIR, JAMES STRETTON	4, Winckley Street, Preston.
FAIR, THOMAS	Estate Offices, Lytham.

Fairclough, William . . .	60, King Street, Manchester.
Fletcher, Thomas. . . .	Dunkenhalgh, Clayton-le-Moors, near Accrington, and 46, Fishergate, Preston.
Fowler, Henry	63, Dale Street, Manchester.
Gradwell, Arthur Richard .	10, Richmond Terrace, Blackburn.
Hall, Charles Edward . .	297, Old Chester Road, Rock Ferry, Cheshire.
Hanson, Amos	35, Church Street, St. Helen's.
Hargraves, Stephen . . .	20, St. Ann's Square, Manchester.
Holden, John	64, Cross Street, Manchester.
Holmes, James	23, Delamere Street, Ashton-under-Lyne.
Holt, George Henry . . .	10, Richmond Terrace, Blackburn.
Hopkinson, Alfred	15, Agar Street, Bury, Lancashire.
Hurrell, John Weymouth .	25, Brazennose Street, Manchester.
Jackson, Charles	23, Brazennose Street, Manchester.
Jones, Isaac Matthews . .	The Town Hall, Chester.
Johnston, Walter Henry. .	County Offices, Preston.
Kirby, Edmund	5, Cook Street, Liverpool.
Lancaster, Charles Holland	York Buildings, 14, Dale Street, Liverpool.
Larmuth, George Horatio .	Wilton Chambers, 10, St. Ann's Square, Manchester.
Linaker, Charles Edward .	Frodsham, Chester.
Loring, John	The College, Doddington, Nantwich.
McCallum, James Braddon .	303, Preston New Road, and Municipal Offices, Blackburn.
McCracken, William . . .	Englesea House, Crewe.
MacIver, Colin	23, Bold Street, Warrington.
Maxwell, Francis William .	41, Corporation Street, Manchester.
Meller, William Galloway .	22, Cooper Street, Manchester.
Mills, William Edward . .	49, Hamilton Square, Birkenhead.
Murgatroyd, James . . .	23, Strutt Street, Manchester.
Myres, John James. . . .	15, Chapel Street, Preston, and Blackpool.
Nevett, Francis Walter . .	54, Claremont Terrace, Fulwood, Preston.
Nevett, Thomas.	41, Fishergate, Preston.
Nuttall, Thomas	12, Market Street, Bury.
Owen, Richard Newsham . .	Haughton, Tarporley.
Pain, Coard Squarey . . .	14, North John Street, Liverpool.
Park, Philip Samuel . . .	18, Winckley Street, Preston.
Park, William Philip. . .	18, Winckley Street, Preston.
Parker, The Hon. Cecil Thomas.	Eccleston, Chester.
Parmeter, Frank	Middle Lees, Clitheroe.
Pearson, Alfred	Estate Offices, Dukinfield.
Pierson, Charles	29, Cooper Street, Manchester.
Price, John	Lark Lane, Toxteth Park, Liverpool.
Raby, Joseph Walker . . .	78, Cross Street, Manchester.

Radford, William	19, Brazennose Street, Albert Square, Manchester.
Radford, William Harold .	19, Brazennose Street, Albert Square, Manchester.
Rea, John Marcus Beaumont.	8, Winckley Street, Preston.
Robinson, George Edward .	9, Tackett's Street, Blackburn, and Clitheroe Castle.
Roper, John Simpson . . .	32, Market Square, Lancaster,
Scovell, John	Oulton Park, Tarporley, Cheshire.
Shelmerdine, Henry . . .	Estate Offices, L. & Y. Railway, Hunt's Bank, Manchester.
Smith, John Thompson . .	Tattondale, Knutsford, Cheshire.
Stocks, Frederick William .	Mere, Knutsford.
Suthers, James	Victoria Villas, Todmorden.
Taylor, Thomas Walters . .	25, Brazennose Street, Manchester.
Thomas, Glegge	Cheshire Lines Committee, Central Station, Liverpool.
Thompson, Francis William .	5, Wood Street, Bolton.
Veevers, Richard	Woningworth, Fulwood Park, Preston.
Watts, Samuel Lingard . .	40, South King Street, Cross Street, Manchester.
Watts, William John . . .	40, South King Street, Cross Street, Manchester.
Whalley, Henry Shaw . .	90, Northgate Street, Chester.
White, John	Warrington, Lancashire.
Wilson, Thomas Silk . . .	Albert Square, Manchester.
Wilson, William Henry . .	29, Fountain Street, Manchester.
Wolfenden, Thomas . . .	54, Hall Street, Southport.
Wrennall, William . . .	9, Harrington Street, Liverpool.
Young, Edward Herbert . .	Central Chambers, South Castle Street, Liverpool.
Young, Harry Austin Lindsay	Bold Hall, St. Helen's.
Young, Oswald William . .	Mersey Docks and Harbour Board, Liverpool.

Total, 104 Members.

(C.) YORKSHIRE COMMITTEE.

Chairman.

William James Clutton, The Mount, York.

Abbey, Joe Burman . . .	28, John William Street, Huddersfield.
Abbott, Robert Thomas G. .	Whitley House, Malton.
Armistead, Richard . . .	118, Main Street, Bingley.
Armytage, George John . .	Kirklees Park, Brighouse.
Baines, Matthew Talbot . .	Estate Office, Brodsworth, Doncaster.
Bateman, John	Hall Garth, Clapham.
Bell, Albert William. . .	18, Bank Street, Accrington.
Bilson, John	23, Parliament Street, Hull.

Botterill, William . . .	23, Parliament Street, Hull.
Bradley, William Edward .	The Hall, Ebberston, York.
Brodrick, Frederick Stead .	Cogan Chambers, Bowl Alley Lane, Hull.
Broster, Robert Buck . . .	6 and 8, Temple Street, Keighley.
Buckley, George	Tower Chambers, Halifax.
Carrington, Thomas . . .	Endcliffe Court and Kiveton Park, near Sheffield.
Chowen, Henry Llewellyn .	Londesborough Estate Office, Market Weighton.
Clare, Edward Lovell . .	Yorkshire Bank Chambers, Bradford.
Clarke, Christopher . . .	Charlcot, Bedale.
Clarke, John William . .	Guisbrough.
Cowgill, Brian Bollans Hird	13A, Piece Hall Yard, Bradford.
Cox, Edward Samuel . . .	3, New Street, York.
Crowther, John Herbert .	38, New Street, Huddersfield.
Cundy, Hubert John . . .	Wetherby and Leeds.
Demetriadi, Thomas Marsden	28, John William Street, Huddersfield.
Dent, Ralph John.	Highfield Villas, Sedbergh, Yorks.
Dransfield, Henry Brook .	12, 13, and 14, Estate Buildings, Huddersfield.
Easton, John H.	Bowl Alley Lane, Hull,
Ellison. Michael	Duke of Norfolk's Estate Office, Sheffield.
Evans, William	St. John Street, Beverley.
Farrer, John	Oulton, near Leeds.
Fenwick, Thomas	Leeds.
Fillingham, Edward . . .	Spring Bank, Hull.
Flockton, Thomas James. .	15, St. James' Row, Sheffield.
Forbes, Charles Mansfeldt .	14, New Street, York.
Fowler. Frederick. . . .	St. James' Street, Sheffield.
Fowler, Reginald William .	3, Hartshead, Sheffield.
Fox, Charles James . . .	22, George Street, Halifax.
France, Arthur Alderson .	99, Swan Arcade, Bradford.
France, Charles	99, Swan Arcade, Bradford.
Fryer, George	15, Parliament Street, Hull, and Rose Villa, Bishop Wilton, near York.
Gott, Charles	8, Charles Street, Bradford.
Gott, Charles Henry . . .	8, Charles Street, Bradford.
Gott, Frank.	3, East Parade, Leeds.
Greaves, John Oldroyd . .	69, Westgate, Wakefield.
Gregson, William	Baldersby, S.O., Yorks.
Hanson, John Henry . . .	20, Ramsden Street, Huddersfield.
Hebblethwaite, Louis . .	Conservancy Buildings, and Aulaby Road, Hull.
Hepper, John	East Parade, Leeds.
Hindle, John	24, Bank Street, Bradford.
Hobson, Harry	Swinefleet, near Goole.
Hornsby, Robert	Estate Office, Hovingham.
Horsfall, Richard	Post Office Buildings, George Street, Halifax.

Horsfall, Richard Edgar	Post Office Buildings, George Street, Halifax.
Innocent, Charles John	Sheffield.
Jackson, Benjamin Whitehead	George Street, Halifax.
Jackson, Samuel	Tanfield Chambers, Bradford.
Jolly, John Hawkins	29, East Mount Road, York.
Jones, James William	54, Caledonian Road, Leeds.
Kaye, John Edward	Bretton Lodge, Wakefield.
Kirkby, Herbert	Lythe Hall, near Whitby.
Lofthouse, Roger	62, Albert Road, Middlesborough-on-Tees.
Marshall, Peter	3, Hartshead, Sheffield.
Massie, Frank	Tetley House, Kirkgate, Wakefield.
May, Thomas Henry	6, Times Buildings, Bow Street, Sheffield.
Milnes, Eli	99, Swan Arcade, Bradford.
Newsam, Samuel Waterhouse	3, East Parade, Leeds.
Oldroyd, Linley	5, Oxford Place, Leeds.
Peirson, George Brodrick	Baldersby, Thirsk.
Piercy, Henry Onslow	The Elms, Lowthorpe.
Popple, John	Groves Hall, Sleights, near Whiby.
Richardson, John	Methley Park, Leeds.
Rutherford, James	Kirk-leatham, Redcar.
Sampson, William	Beauchief Abbey, Sheffield.
Smith, Frederic Ellison	Tanfield Chambers, Bradford.
Smith, Harry Russell	Exchange Buildings, Bradford.
Smith, Joseph	Tanfield Chambers, Bradford.
Smith, Wheater	15, Cheapside, Bradford.
Tiffen, John Henry	Conservancy Buildings, Hull.
Tiffen, Joseph	Conservancy Buildings, Hull.
Todd, William Henry	County Buildings, Hull.
Wade, John	10, Pitt Street, Barnsley.
Walker, Francis Elliott	Blake Street, York.
Watson, John, Jun.	Wentbridge Lodge, Pontefract.
Wellsted, William Henry	Manor Street, Hull.
White, Alfred Edward	Town Hall, Hull.
Wilde, William	Brockett House, Sharrow, Sheffield.
Winn, Thomas	90, Albion Street, Leeds.
Woodhead, William Booth	18, Exchange Buildings, Bradford.
Wright, James	Rawcliffe, near Selby.

Total, 89 Members.

(D.) SALOP AND HEREFORD COMMITTEE.

Chairman.

HENRY JAMES WYLEY, Bridgnorth, Salop.

APPERLEY, WILLIAM HARVARD .	Hereford.
ASHDOWN, AUGUSTUS HARDING	Uppington, near Willington, Salop.
BATHER, JOHN T.	9, The Square, Shrewsbury.
BROWN, JOHN POWLES . . .	21, East Street, Hereford.
BURD, LAURENCE	Mayfield, Shrewsbury.
BURD, TIMOTHEUS HENRY . .	School Gardens, Shrewsbury.
DAVIS, ALFRED THOMAS . .	Shire Hall, Shrewsbury.
DE WEND, WILLIAM FENTON .	New Market Buildings, Bridgnorth.
DODGSON, WILFRED LONGLEY .	The Court, Cleobury North, Bridgnorth, and 55, Broad Street, Ludlow.
EVANS, WILLIAM ERNEST . .	School Gardens, Shrewsbury.
FENN, THOMAS	Downton Castle, Ludlow.
GODSELL, GEORGE HERBERT .	Palace Chambers, King Street, Hereford.
GRIFFITHS, EDWARD, JUN. . .	Knockin, near Oswestry.
HALL, WILLIAM TIMOTHY . .	Talbot Chambers, Shrewsbury.
HAYWOOD, HENRY	9, West Street, Hereford.
HAYWOOD, WILLIAM MATHEWS.	9, West Street, Hereford.
HICKMAN, THOMAS	Leaton, near Shrewsbury.
LANE, CECIL NEWTON . . .	Whiston Hall, Shifnal, Salop.
LAWFORD, WILLIAM ROBINSON .	Underhill, Oswestry.
MADGE, JOHN	Hope End Estate Office, Ledbury.
MILLYARD, JOHN WILLIAM . .	Estate Office, Saltmarshe Castle, Bromyard.
MORRIS, EDWARD HENRY . .	Chirbury, Salop.
NEWILL, ROBERT HENRY . .	Lydbury North, Shropshire.
OWEN, HENRY	Dana Chambers, Shrewsbury.
PALAMOUNTAIN, JOSEPH WILLIAM	Cloverley Estate Office, Whitchurch, Salop.
PARKER, JOHN	Mansion House, Hereford.
SOUTHWELL, CHARLES JOSIAH .	Hook Field House, Bridgnorth, Salop.
THURSFIELD, THOMAS HOWELLS	Barrow, Brosely, Salop.
TOWER, BROWNLOW RICHARD CHRISTOPHER	Bridgewater Estate Office, Ellesmere, Salop.
WARD, FELIX JOHN	Crowsmoor, Aston-on-Clun, Salop.
WOLLEY, THOMAS JOHN . . .	Clungunford Estate Office, Aston-on-Clun, Salop.
WYLEY, WILLIAM JOHN . . .	2, School Chambers, Shrewsbury.

Total, 33 Members.

(E.) DERBY AND STAFFORD COMMITTEE.

Chairman.

GILBERT MURRAY, Elvaston Estate Office, Derby.

ARNOLD, WILLIAM	23, George Street, Tamworth.
BARNES, GEORGE FREDERICK .	Estate Office, Wingerworth Hall, near Chesterfield.
BOOTHBY, HENRY VERNON . .	Estate Office, Keele, and Newcastle-under-Lyme.
BRAILSFORD, HENRY	Park Nook, near Derby.
BYRON, AUGUSTUS WILLIAM .	Sutton Estate Offices, Duckmanton, Chesterfield.
DUNCALFE, HENRY GEORGE .	102, Darlington Street, Wolverhampton.
EARDLEY, JOHN WILLIAM . .	Swanwick Colliery, Alfreton, Derbyshire.
EAYRS, JOHN THOMAS . . .	Town Hall, West Bromwich.
FAWKES, ALGERNON	Sudbury, Derby.
FODEN, EDWARD ANTROBUS. .	Teddesley Estate Office, Penkridge, Staffs.
FORSHAW, EDWARD	Hanley, Staffordshire.
FULLER, THOMAS ALFRED . .	The College, All Saints, Derby.
HARDY, RICHARD THOMAS ASH .	Land Agency and Estate Offices, Carter Street, Uttoxeter, Staffs.
HEATON, GEORGE HERBERT . .	Endon, near Stoke-upon-Trent.
HUBBERSTY, HENRY ALFRED .	Buxton, Derbyshire.
HUSSEY, ROBERT	Brereton, Rugeley.
INGE, CHARLES HENRY . . .	Broom Leasoe, Whittington, Lichfield.
JEUDWINE, WILLIAM WYNNE .	Chesterfield.
LYNAM, CHARLES	Stoke-on-Trent.
MARGEREson, CHARLES FREDERIC	New Square, Chesterfield.
MARTIN, GILSON	Chatsworth, Chesterfield.
MYNORS, WALTER CHARLES TOWERS	Little Ingestre, Stafford.
NEVITT, GEORGE.	Church Street, Rugeley.
NOCK, BENJAMIN BOWEN . .	48, Queen Street, Wolverhampton.
PARKIN, JOHN ROBERT . . .	Idridgehay, near Derby.
SAMPSON, GEORGE	Beauchief Abbey (near Sheffield), Derbyshire.
SANDY, HENRY	Newport Road, Stafford.
SHAW, JOHN	College Place, Derby.
SHAW, JOHN, JUN.	The College, All Saints, Derby.
THORPE, CHRISTOPHER . . .	Chesterfield.
TURNOR EXSUPERIUS WESTON .	The Green, Stafford.
WHITTON, JOHN WILLIAM . .	2, St. James's Street, Derby.
WINTERTON, HARRY JOHN CAMPION	Walton Warren, Burton-on-Trent.
WINTERTON, WILLIAM MOXON .	St. Mary's Chambers, Lichfield.
WRIGHT, JAMES	Irongate, Derby.

Total, 36 Members.

(F.) NOTTINGHAM AND LINCOLN COMMITTEE.

Chairman.

FREDERIC HIGGINS, Alford, Lincs.

ABBOTT, WILLIAM	Holbeach, Lincs.
BAILEY, WILLIAM SMITH . .	4, Kirkgate, Newark-upon-Trent.
BARNES, JOHN WILLIAM JAMES .	Brougham Chambers, Wheeler Gate, Nottingham.
BEAUMONT, CHARLES. . . .	East Bridgford, near Nottingham.
BEAUMONT, GEORGE	East Bridgford, near Nottingham.
BELL, JOSEPH ASKEW . . .	Rufford Estate Office, Ollerton, Notts.
BIRKETT, WILLIAM	Don Villa, Cleethorpe Road, Grimsby.
BOWLEY, JOHN CROSS . . .	Beeston, Nottingham.
CALVERT, ARTHUR RICHARD. .	14, Low Pavement, Nottingham.
CORBY, JOSEPH BOOTHROYD. .	Scotgate, Stamford.
CROFTS, EWAN NEVILLE . .	Caythorpe, Grantham, Lincs.
EVANS, ROBERT	Eldon Chambers, Wheeler Gate, Nottingham.
GILPIN-BROWN, WILLIAM DUNDAS	Metheringham, Lincs.
HAWLEY, HENRY MICHAEL . .	Tumby Lawn, Boston.
HAYNES, HENRY	Estate Office, Clifton, Nottingham.
HINE, GEORGE THOMAS. . .	Victoria Street, Nottingham.
HUSKINSON, THOMAS WILLIAM .	Epperstone Manor, Nottingham.
HUSKINSON, WILLIAM LAMBE .	Manor House, Epperstone, Notts.
JACKSON, FREDERICK WILLIAM .	18, Low Pavement, Nottingham.
KINGSTON, SAMUEL	Spalding, Lincs.
LEGARD, DIGBY CHARLES . .	Tealby, Market Rasen, Lincs.
LISTER-KAYE, CHARLES WILKINSON	Osberton, Worksop, Notts.
MANNERS, HENRY ALFRED . .	Buckminster Park, near Grantham.
MARTIN, WALTER	Wainfleet, Lincs.
MASON, CHARLES.	Westgate, Louth, Lincs.
MORRIS, CHARLES	The Lodge, Radcliffe-on-Trent, Notts.
PARKIN, WILLIAM	Babworth, Retford, Notts.
RICHARDSON, CHARLES . . .	13, Barn Hill, Stamford, Lincolnshire.
RICHARDSON, JAMES	13, Barn Hill, Stamford, Lincolnshire.
TINDALL, CHARLES WILLIAM .	Brocklesby, Lincs.
TURNER, FREDERICK JOHN . .	Mansfield Woodhouse, Notts.
TURNER, THOMAS WARNER . .	Welbeck Abbey, Worksop, Notts.
TURTON, EDWARD JAMES . .	Horkstow, Barton-on-Humber, Lincolnshire.
VALLANCE, ROBERT FRANK .	Mansfield, Notts.
WALKER, GEORGE BOOTH . .	Wainfleet, R.S.O., Lincolnshire.
WALKER, HERBERT	Newcastle Chambers, Angel Row, Nottingham.

Walker, Joseph.	Lenton Avenue, The Park, Nottingham.
Walker, Joshua.	Market Place, Retford, Notts.
Wigram, John	South Collingham, Newark, Notts.
Woodforde, Lionel Burnet .	38, St. Peter's Hill, Stamford, Lincs.
Woolley, Reginald . . .	Silver Street, Lincoln, and South Collingham, Notts.
Woolley, Thomas Cecil Smith	South Collingham, Newark, Notts.
Wordsworth, Robert Walter	Whitemoor, Ollerton, Nottinghamshire.
Wright, Charles William .	Wollaton.
Wright, William	Wollaton, Notts.

Total, 46 Members.

(G.) MONMOUTHSHIRE AND SOUTH WALES COMMITTEE.

Chairman.

Robert Forrest, Windsor Estate Office, St. Fagan's, near Cardiff.

Blake, George	Stradey Estate Office, New Road, Llanelly.
Blosse, Edward F. Lynch .	Charles Street Chambers, Cardiff.
Brown, Thomas Forster . .	Guildhall Chambers, Cardiff.
Coles, Samuel Hood Cowper .	Penmyarth, Crickhowell, South Wales.
Corbett, Edward Wortley Montague	Bute Estate Office, Castle Street, Cardiff.
David, Edmund Usher . . .	Llandaff, near Cardiff.
Davies, John Morgan . . .	Froodvale, Llanwrda, South Wales.
Evans, Arthur Owen . . .	Town Hall, Pontypridd.
Graham, Arthur Gore . .	Victoria Chambers, Newport, Mon.
Graham, William	Victoria Chambers, Newport.
Griffiths, William . . .	Gelley Wernen Estate, Llanelly, Carmarthenshire.
Harpur, William	Town Hall, Cardiff.
Hitchcox, William.	Victoria Chambers, Newport.
Llewellin, David Morgan . .	Glanwern Offices, Pontypool.
Owen, Thomas Henry . . .	High Street, Haverfordwest, Pembrokeshire.
Owen, Thomas Rule . . .	High Street, Haverfordwest, Pembrokeshire.
Price, Francis Holborrow Glynn	Longlands Place, Swansea.
Rees, Ithel Treharne . . .	Guildhall Chambers, Cardiff.
Rees, William George . .	Holly House, Newport.
Rees, William John . . .	Cradock Street, Swansea.

Rigg, Charles	24, High Street, Cardiff.
Rooney, Samuel	Cefn Mabley Chambers, Quay Street, Cardiff.
Rosser, William	Rhydyrhelig, Swansea, and Llanelly, Carmarthenshire.
Sheppard, Osborne	Glynelydach, Neath.
Tanner, William	Lynhurst, Newport.
Thomas, George	Queen's Chambers, Cardiff.
Thomas, William	Castlemartin Court, near Pembroke.
Wanklyn, Phillip Endell .	Dixton, near Monmouth.
Waring, Charles Edward .	1, Charles Street, Crockherbtown, Cardiff.
Wilkins, William	Greenfield Villas, Llanelly.
Williams, Gerald Garnous .	St. John's Mount, Brecon.

Total, 32 Members.

(H.) WARWICK AND WORCESTER COMMITTEE.

Chairman.

George Spencer Mathews, 15, Waterloo Street, Birmingham.

Bettridge, Edward . . .	28, Waterloo Street, Birmingham.
Bickerton-Williams, Edward	City Chambers, 82, New Street, Birmingham.
Buck, Albert	Worcester.
Buck, Herbert Wilson . .	Pierpoint Street, Worcester.
Clarke, Alfred Dudley . .	Estate Office, Abberley, Stourport.
Clarke, Richard	77, Colmore Row, Birmingham.
Couchman, Henry Boteler .	40, Coten End, Warwick.
Couchman, Robert Edward .	35, Paradise Street, Birmingham.
Deer, Edward	Stratford-on-Avon.
Donne, Henry	Leek Wootten, Warwick.
Evans, Walter Pearson . .	Caldwell, Nuneaton.
Everill, Frank	59, Foregate Street, Worcester.
Fayerman, George Metcalf .	88, The Parade, Leamington.
Fiddian, William	Town Hall Offices, Stourbridge.
Fosbery, William Thomas Exham	Warwick.
Fowler, Gerard Edmund . .	93, New Street, Birmingham.
Fowler, Henry	6, Waterloo Street, Birmingham.
Fowler, Richard	118, Colmore Row, Birmingham.
Fowler, William	69, Temple Row, Birmingham, and Sutton Coldfield.

Gibson, Denston	98, New Street, Birmingham.
Godfrey, Robert	Valentine Road, King's Heath, Birmingham.
Green, John	Dodderhill Court, Droitwich.
Grimley, Edwin Fearne . .	40, Temple Street, Birmingham.
Grimley, Thomas	40, Temple Street, Birmingham.
Hadley, Frank	16, Bennett's Hill, Birmingham.
Hedley, Robert Wilkin . .	31A, Colmore Row, Birmingham.
Hendriks, Henry	34, Waterloo Street, Birmingham.
Holbeche, Robert Neville .	21, Bennett's Hill, Birmingham.
Jenkins, Oswald	57, Colemore Row, Birmingham.
Joseland, Charles	Bank Buildings, Kidderminster.
Kenwrick, George	83, Colmore Row, Birmingham.
King, Henry	Stourbridge.
Ludlow, Walter Robert . .	18, New Street, Birmingham.
Margetts, John William . .	12, High Street, Warwick.
Mason, William Arthur . .	31A, Colmore Row, Birmingham.
Mathews, William	21, Augustus Road, Edgbaston, Birmingham.
Parker, William Henry . .	3, Foregate Street, Worcester
Pemberton, Charles Oliver Paget	69, Temple Row, Birmingham.
Raikes, Col. George Whittington	Ragley Estate Office, Alcester, Redditch.
Righton, Edward Grantham .	High Street, Evesham, Worcestershire.
Robins, William Henry . .	82A, New Street, Birmingham.
Roderick, John	2, Temple Row, West Birmingham.
Sanders, Thomas	148, Worcester Street, Bromsgrove.
Smith, Frank	37, Cannon Street, Birmingham.
Smith, Frank William . .	Beauchamp Hill, Milverton, Leamington.
Smith, William	Abbott's Salford, Evesham.
Stallard, William	Sunny Lodge, Malvern Link, and Estate Office, Madresfield, Malvern Link.
Tomson, James John . . .	The Chalet, King's Norton, near Birmingham.
Whittindale, James . . .	The Poplars, Kenilworth.
Willmot, George Dyott .	6, Waterloo Street, Birmingham.
Willmot, John	6, Waterloo Street, Birmingham.

Total, 52 Members.

(I.) LEICESTERSHIRE, NORTHAMPTONSHIRE, AND RUTLAND COMMITTEE.

Chairman.

EDWARD KNAPP FISHER, Market Harborough, Leicestershire.

BLETSOE, HENRY HOPKINSON	Thrapstone, Oundle.
BOLAM, CHARLES GODFREY	Estate Office, Boughton House, Kettering, Northamptonshire.
CAVE, HENRY H.	Estate Office, Northampton.
CAVE, THOMAS NEWMAN	Horton, Northampton.
CLARE, EDWARD LOVELL	33, Friar Lane, Leicester.
CLOUGH-TAYLOR, HORACE GEORGE	Friar Lane, Leicester.
COALES, HERBERT GEORGE	Local Board Offices, Market Harborough.
CUTLAN, JOHN ELLIS	Market Square, Wellingborough.
DICKSON, THOMAS ARTHUR	Estate Office, Overstone Park, Northampton.
DRAPER, ARTHUR THOMAS	39, Friar Lane, Leicester.
EDWARDES, CHARLES BIDWELL	The Precincts, Peterborough.
EVERARD, JOHN BREEDON	6, Millstone Lane, Leicester.
FISHER, CHARLES BROWNING	Hill Crest, Market Harborough.
GERMAN, GEORGE	Packington House, Ashby-de-la-Zouch.
GERMAN, HARRY	Loughborough and Ashby-de-la-Zouch.
GERMAN, JOHN	Ashby-de-la-Zouch.
GODDARD, ALEXANDER	Knighton Spinneys, Leicester.
GODDARD, JOSEPH	Market Street, Leicester.
GOODACRE, JOHN	5, Friar Lane, Leicester.
GOODACRE, ROBERT JOHNSON	Friar Lane, Leicester.
GREEN, VALENTINE	Knipton, near Grantham.
HAMPTON, WILLIE THOMAS	Coalville, Leicester.
HINCKS, HENRY THORP	Blaby, Leicester.
HODSON, GEORGE	Town Hall, Loughborough.
HOLLOWAY, HARRY HOWNAM	Market Harborough.
HUMPHREYS, HENRY	Woodhouse, Loughborough.
HUMPHREYS, JOHN HENRY	Woodhouse, Loughborough.
JOYCE, JOHN HALL	Blackfordby, Leicestershire, near Burton-on-Trent.
LAW, EDMUND	29, Abingdon Street, Northampton.
LYSTER, THOMAS RICE SOMERVILLE	Bedford Office, Thorney, Peterborough.
MARSON, THOMAS	Higham, Hinckley, and Leicester.
MARTIN, ROBERT FREWIN	Mountsorrel, Loughborough.
MERRY, THOMAS	2, Guildhall Road, Northampton.

Miles, William Frederick	37, Friar Lane, Leicester.
Norton, Thomas Herbert	Milton Estate Office, Priestgate, Peterborough.
Perkins, Joseph	Laughton, Rugby.
Rolleston, John Fowke Lancelot	Grey Friars, Leicester.
Rolleston, William Gustavus Stanhope	Grey Friars, Leicester.
Royce, David Needham	Oakham.
Royce, John	Oakham.
Sebastian-Smith, Charles	Friar Lane, Leicester.
Scriven, Richard George	Castle Ashby, Northampton.
Thorpe, John	Nailstone, Hinckley.
Thorpe, William	Nailstone, Hinckley.
Wade, George Tempest	Halford Street, Leicester.
Woolley, William Edward	Loughborough.

Total, 47 Members.

(J.) CAMBRIDGE, HUNTINGDON, NORFOLK, AND SUFFOLK COMMITTEE.

Chairman.

John Carter Jonas, 27, Market Place, Cambridge.

Atkins, Sydney George	The Hall, Coston, Wymondham, Norfolk.
Bacon, Frank Mace	Attleborough, Norfolk.
Bacon, Horace	Attleborough, Norfolk.
Bailey, Harry David Chinery	Fundenhall Grange, near Wymondham, Norfolk.
Barker, Caleb	Estate Office, Shadwell, Thetford.
Beck, Arthur Clement	Castle Rising, King's Lynn, and Sandringham.
Beck, Edward William	City Chambers, Norwich.
Beck, Frank Reginald	Sandringham.
Bidwell, Charles	Ely, Cambs.
Bird, John	Brampton, Huntingdon.
Blencowe, George	Bury St. Edmund's.
Boa, Andrew	Great Thurlow, near Newmarket.
Chalk, Henry Philip	Linton, Cambridgeshire.
Coote, George	Smeetham Hall, Sudbury.
Davey, John George Ellis	Vere Lodge, Raynham, Fakenham, Norfolk.
Davis, Charles Edward	Kirtling, near Newmarket.

Edwardes, Charles Bidwell.	The Precincts, Peterborough.
Falcon, Michael	Horstead House, Norfolk.
Fergusson, James	Livermere, Bury St. Edmund's.
Freuer, William	West Rudham, Swaffham.
Garrard, Norton Burroughs .	Cranley Hall, Eye.
Gayford, Henry John . . .	Estate Office, East Raynham, Norfolk.
Gaze, Thomas William . .	Frenze Hall, Diss, Norfolk.
Grain, Arthur Tress. . .	2, St. Andrew's Hill, Cambridge.
Hawkins, Charles	Downham Market, King's Lynn.
Hornor, Charles Jared . .	32, Prince of Wales Road, Norwich.
Hornor, Francis	Queen Street, Norwich.
Ireland, Edwin Benjamin. .	Guestwick, East Dereham.
Jonas, Harry Marshall . .	27, Market Place, Cambridge.
Laurance, John	Sexton Barns, Peterborough.
Little, William Cutlack . .	Stag's Holt, March, Cambs.
Looker, John	High Street, Huntingdon.
Mills, Samuel Mealing . .	Orford Hill, Norwich.
Morgan, Benjamin Brauford .	6, Bank Street, Norwich.
Moyes, John Helenus. . .	26, Trinity Street, Cambridge.
Pells, Arthur	Beccles and Lowestoft.
Peppercorn, John Hutchinson	Manor House, Eaton Socon, St. Neot's.
Preedy, Frederick. . . .	Caldecot, St. Neot's.
Rix, George Kerry . . .	Somerleyton, near Lowestoft.
Rose, Thomas	13, Bank Street, Norwich.
Rowe, Richard Reynolds . .	Park House, Cambridge.
Salter, William Herbert .	The Hall, Attleborough, Norfolk.
Scott, Augustus Frederic .	24, Castle Meadow, Norwich.
Scott, Henry Lacy . . .	Bury St. Edmund's.
Scriven, Charles Herbert .	Bank Plain, Norwich.
Simpson, Robert Thomas . .	Horsecroft, Bury St. Edmund's.
Spelman, Clement Charles Rix	St. Giles' Street, Norwich.
Spurling, Henry	81, Prince's Street, Ipswich.
Upcher, Edward Berners .	Kirby Cane, Norfolk.
Wilkin, Horace Martin . .	King's Lynn.
Wright, Thomas	Post Office Terrace, Cambridge.
Wright, William Edward .	King's Lynn.

Total, 53 Members.

(K.) BERKS, BUCKS, AND OXON. COMMITTEE.

Chairman.

FREDERICK EDWARD GOTTO, Stoney Stratford, Bucks.

ADKIN, CHARLES DUNCAN	Wantage, Berks.
BAKER, JOHN	High Street, Slough, Bucks.
BINGHAM, ALFRED JOHN	Nalder Hill House, Newbury.
BRUCE, ROBERT KNIGHT	Mentmore Estate Office, Leighton Buzzard.
BUCKLAND, FRANK BOWRY	Windsor.
CASTLE, ARTHUR	11, King Edward Street, Oxford.
COOPER, ARTHUR LESLIE	17, Friar Street, Reading.
DEANE, EDWARD	148, Friar Street, Reading.
DREWEATT, THOMAS	Newbury, Berks.
EGGINTON, JOHN	150, Friar Street, Reading.
FIELD, FRANCIS HAYWARD	11, King Edward Street, Oxford.
FRANKLIN, THOMAS	Ascott, near Wallingford.
GALE, JOSEPH JOHN	Market Place, Wallingford.
GALPIN, CHARLES ALEXANDER	36, Pembroke Street, Oxford.
GURNEY, JAMES	Chalfont St. Giles, Bucks.
HABGOOD, HENRY CHARLES	Witney, Oxon.
HARRISON, JAMES THOMAS	Town Hall Offices, Buckingham.
HASLAM, DRYLAND	Friar Street Chambers, Reading.
HASLAM, DRYLAND, JUN.	Friar Street Chambers, Reading.
HOLIDAY, FREDERICK DEAN	Bicester, Oxford.
JONES, FRANCIS WILLIAM	Ascott, near Wallingford.
LAWRENCE, ARTHUR	Great Marlow, Bucks.
LIGHTFOOT, HENRY LE BLANC	Corpus Christi College, Oxford.
KING, JOHN BUSBY	Albert Park, and 14, High Street, Abingdon.
LITTLE, WILLIAM DAVIS	Middleton Stoney, Bicester.
MILLAR, WILLIAM GALT	10, High Street, Reading.
NEATE, ARTHUR WEBB	Albion House, Newbury, and Hungerford.
NORTH, GEORGE FREDERIC	Strathfield Saye, Mortimer, Berks.
NOTTAGE, WILLIAM GRIGGS	High Street, Slough, and Windsor.
PARRY, ALBERT WOODWARD	17, Market Place, Reading.
PETO, JAMES WINDER	6, Market Place, Reading.
RICH, ROBERT	Didcot, Berks.
SAMUEL, WILLIAM JOHN	Newport Pagnell, Bucks.
SCROGGS, WILLIAM	Rectory House, Kidlington, Oxford.
SIMMONS, CHARLES	Henley-on-Thames.
SIMMONS, WILLIAM AUKER	Henley-on-Thames.
TODD, RICHARD	Englefield, near Reading.

Vernon, Arthur	Borshams, High Wycombe, Bucks.
Watson, John	Shirburn Castle, Tetsworth.
Wigley, George Davys Edward	Winslow, Bucks.

Total, 41 Members.

(L.) BEDFORD, ESSEX, HERTFORD, AND MIDDLESEX COMMITTEE.

Chairman.

Hon. Edward Gerald Strutt, Whitelands, Hatfield Peverel, Chelmsford, Essex.

Austin, Russell Gardiner .	Hertford.
Ayres, Charles Pryor . .	52, High Street, Watford.
Balls, James Mayhew. . .	Castle Hedingham, Essex.
Blewitt, Edward Robert. .	Rainham, Essex.
Brown, Frank John . . .	Tring, Herts.
Burnett, George John Mulcaster	Bylands, Redbourn, Herts.
Chancellor, Frederick . .	Chelmsford.
Child, Fred	1, Station Road, New Barnet, Herts.
Coverdale, Frederick John .	Ingatestone Hall, Essex.
Crawter, John	Cheshunt, Herts.
Cumberland, Edward Anthony	Luton and Leighton Buzzard.
Duvall, John William . .	Hertford.
Eve, Herbert Trustram . .	2, St. Paul's Square, Bedford.
Eve, John Richard. . . .	St. Paul's Square, Bedford.
Fenn, John	The Hall, Ardleigh, and 146, High Street, Colchester.
Fenning, Herbert Samuel .	St. Paul's Square, Bedford.
Foulkes, Septimus Giffard .	Tring, Herts.
Harding, Sidney Longhurst .	St. Alban's, Herts.
Hasluck, Lancelot Gerald .	Green Hill Park, New Barnet, Herts.
Haughton, William Hoghton.	Highlands, Gt. Barford, St. Neot's.
Heron, William Charles .	Uxbridge, Middlesex.
Hilliard, George Bridge . .	Chelmsford.
Hilliard, George Edward .	Chelmsford.
Hunt, Thomas	Baldock Street, Ware, Herts.
Kemp-Smith, James Frederick	Orsett, Essex.
Kemsley, Joseph William .	Corn Exchange, Romford.

Newman, Thomas Harry . .	Rayne, Essex.
Nockolds, Martin	Saffron Walden, Essex.
Norman, James Maurice . .	Uxbridge, Middlesex.
Paisley, Joseph	Waresley, Sandy, Beds.
Parker, Charles Alfred . .	Maldon, Essex.
Robinson, Nathaniel Wishart	Marlowes, Hemel Hempstead, Herts.
Rumball, Aubrey	St. Alban's, Herts.
Shilcock, James	Hitchin, Herts.
Stafford, Robert Barry . .	83, High Street, Bedford.
Stanford, Charles Maurice .	23, High Street, Colchester.
Start, Joseph William . .	High Street, Colchester.
Surridge, Joseph Smith . .	Coggeshall, Essex.
Sworder, Hugh	High Street, Epping.
Taylor, Edward Fergusson .	New Barnet, Herts.
Thomson, William Cunningham	Estate Office, Luton Hoo, Luton.
Thurnall, John Edward . .	Royston, Herts.
Trethewy, Henry	Silsoe, Ampthill, Beds.
Vaizey, John George . . .	Bocking, Braintree, Essex.
Weall, John.	38, High Street, Watford, Herts.
Woodman, Thomas Foster . .	32, St. Peter Street, St. Alban's.
Woods, Thomas	4 & 5, Church Parade, Hounslow, Middlesex.

Total, 48 Members.

(M.) DEVON AND CORNWALL COMMITTEE.

Chairman.

Charles Edwin Ware, Gandy Street Chambers, Exeter.

Benson, Robert Alan . . .	Duchy of Cornwall Office, Liskeard.
Body, Arthur	15, Princess Square, Plymouth.
Body, John Bond	15, Princess Square, Plymouth.
Bourne, Robert Elliott . .	Elwell, Totnes.
Brown, George	Roborough House, Barnstable.
Commin, Frederick James . .	7, Bedford Circus, Exeter.
Cooper, John Groves . . .	Bideford.
Drew, Henry	15, Queen Street, Exeter.
Drew, Henry Alban . . .	15, Queen Street, Exeter.
Drew, John Gould	15, Queen Street, Exeter.
Dudley, Edgar	Plympton, Devon.
Dymond, Francis Williams .	Exeter.

Elliott, Charles	George Street, Plymouth, and The Fawns, Ermington, Ivy Bridge.
Ellis, Edward	Bedford Chambers, Exeter.
Foster, Joseph Burgess . .	4, Cambridge Street, Plymouth.
Frost, Frederic Cornish . .	Teignmouth.
Holcombe, James John . . .	The Fawns, Ermington, Ivybridge.
Kittow, John	West Holm, Launceston.
Lethbridge, Walter . . .	1, Leigham Villas, Plymouth.
Lock, William Henry . . .	Instow.
Loveys, Arthur Clampitt .	Moretonhampstead.
Michelmore, Alfred . . .	Berry Pomeroy Estate Office, Totnes.
Osmond, Edward	Oakford, Upton Pyne, Devon.
Parsons, Henry John Donne	Bamfylde House, Exeter.
Pearse, William	Stoliford, Modbury.
Pinney, John George . . .	Brooklyn House, Axminster.
Rendell, Arthur Stephen .	Market Terrace, Newton Abbot.
Rundle, Edward Collins . .	Bedford Estate Office, Tavistock.
Smyth-Richards, George Cobley	6, Castle Street, Barnstaple.
Stooke, James	Courtenay Street, Newton Abbot.
Symons, Philip	Fore Street, Totnes.
Tanner, John Melhuish . .	Wembworthy.
Thorne, Arnold	Cross Street, Barnstaple.
Trounson, John William . .	27, Clarence Street, Penzance.
Ward, Daniel	8, Courtenay Street, Plymouth.
Ward, Frank	Burnville, Bridestowe.
White, Arthur Jeffrey . .	Wrangaton Manor, Ivybridge, South Devon.
Winder, George Alexander .	Escot Estate Office, Fairmile, Ottery St. Mary.

Total, 39 Members.

(N.) SOMERSET, GLOUCESTER, AND NORTH WILTS COMMITTEE.

Chairman.

Robert Fowler Sturge, 34, Corn Street, Bristol.

Anderson, Robert, Jun. . .	The Barton, Cirencester.
Andrew, Thomas Hawkes . .	Williton, Somerset.
Bailey, Stephen	Nynehead, Wellington, Somerset.
Bennett, Thomas Oatley . .	Bruton, Somerset.
Bishop, Charles	Regent Circus, Swindon, Wilts.

Bruton, Henry William . .	Albion Chambers, Gloucester.
Cox, George James . . .	2, Montague Lawn, and 1, Promenade, Cheltenham.
Daniel, Harry Augustus Hood	Keynsham Manor, near Saltford, Somerset.
Edwards, Arthur Phippen .	Hutton, near Weston-super-Mare.
Farwell, Frederick George .	11, Laura Place, Bath.
Ferris, George	Milton Manor, Pewsey, Wilts.
Foley, John Howard . . .	Manvers Street, Trowbridge.
Harle, John Joseph . . .	Tortworth Estate Office, Falfield, Gloucester.
Heard, Herbert	Shepton Mallet, Somerset.
Hebditch, William Benjamin	Stratton, South Petherton, Ilminster, Somerset.
Hippisley, Edwin	12, Chamberlain Street, Wells.
Hippisley, Edwin Maggs . .	12, Chamberlain Street, Wells.
Hippisley, William John . .	12, Chamberlain Street, Wells.
Holloway, Thomas	Chippenham, Wilts.
Hussey, Frank Tooze . . .	The Grove, Cheddon Fitzpaine, Taunton.
Jeans, Mark	Marlborough, Wilts.
Knowles, Henry	Linden Grove, The Spa, Gloucester.
Marshall, Lionel Hasler .	Chippenham, Wilts.
Mundy, Herbert	Manvers Street, Trowbridge.
Munro, Philip	2, St. Stephen's Chambers, New Baldwin Street, Bristol.
Mylne, William John Home .	Sabrina, Clevedon Road, Weston-super-Mare.
Napier, Henry Burroughes .	Chippenham, Wilts.
Oakley, Edward Benjamin .	Dulverton, Parkstone.
Parsons, Henry	Misterton, Crewkerne.
Parsons, Robert Maurice Peters	Misterton, Crewkerne.
Pattisson, Jacob Luard, C.B.	Hillside, Marlborough, Wilts.
Peard, John Grigg . . .	North Curry, near Taunton.
Pritchett, Ellis Herbert .	Farringdon Street, Swindon, Wilts.
Ransford, Benjamin Herbert	The Leaze, Berkeley, Gloucester.
Sadler, George William . .	467, High Street, Cheltenham.
Scammell, Thomas	14, John Street, Bristol.
Silcock, Thomas Ball . . .	14, Abbey Churchyard, Bath.
Smith, Henry Herbert . .	Chippenham, Wilts.
Spackman, Charles Chantrey.	6, Terrace Walk, Bath.
Spackman, Henry	6, Terrace Walk, Bath.
Sturge, William	34, Corn Street, Bristol.
Thomas, Josiah	Athenæum Chambers, Nicholas Street, Bristol.
Trepplin, Ernest C. . . .	Wastern, Wootton Bassett.
Villar, James	1A, Cambray, Cheltenham.
Waddington, John Allen . .	Estate Office, Rendcomb Park, Cirencester.
Wainwright, Charles Rawlinson	Shepton Mallet.

Walker, Joseph Arthur . .	Ashton Court Estate, Long Ashton, Clifton, Bristol.
Watkins, Robert Arundel .	Castle Combe, Chippenham.
Whatley, Frederick Ernest.	Cirencester.
Wise, Charles Dacres . .	Toddington, Winchcomb, Gloucester.
Wooler, Walter Hernaman .	Waterloo Street, Weston-super-Mare.

Total, 52 Members.

(O.) HAMPSHIRE, DORSET, AND SOUTH WILTS COMMITTEE.

Chairman.

James Harris, Winchester.

Allen, George	Estate Offices, Stalbridge, Dorset.
Arnold, Francis . . .	Chilland, Winchester, and Hambledon, Hants.
Austin, Richard	Bishop's Waltham, Hants.
Austin, Richard, Jun. . . .	Bishop's Waltham, Hants.
Baird, Jonathan Peel . . .	Estate Office, Somerley, Ringwood, Hants.
Bath, Fred	Crown Chambers, Salisbury.
Bird, James Binfield . . .	West Cowes, Isle of Wight.
Blake, Frederick	130, Queen Street, Portsea, Hants.
Blizard, John Henry . . .	Lansdowne House, Castle Lane, Southampton.
Burnett, Alfred Andrew .	2, High Street, Southampton.
Canning, William Browne .	Salisbury.
Clifton, James Edward . .	Swanage, Dorset.
Cocks, Samuel Roger . . .	5, St. Thomas's Street, Ryde.
Combes, Cyrus	Tisbury, Wilts.
Comely, John Gill	Winchester, Hants.
Crickmay, George Rackstrow	St. Thomas' Street, Weymouth.
Crickmay, John Edward . .	St. Thomas' Street, Weymouth.
Day, George Carleton . .	Estate Office, Woodbridge, Shaftesbury, Dorset.
Duke, Edward	Dorchester.
Duke, Henry, Jun.	Dorchester.
Eames, Edward	Stoke Manor, near Alresford.
Elford, John	King Street, Poole.
Ellen, Frederick Charles .	Andover.
Evans-Vaughan, Henry . .	Newlands Estate Office, Milford-on-Sea, near Lymington.
Gater, Caleb William . . .	Salisbury.
Gudgeon, George Edward .	Estate Agency Offices, Winchester.

HALL, ERNEST	166, Queen Street, Portsea, Hants.
HANKINSON, THOMAS JAMES .	Richmond Chambers, Bournemouth.
HANNEN, REGINALD ST. JOHN .	The Cottage, Fordingbridge, Salisbury.
HAWKER, HARRY EDWIN .	St. Peter's Chambers, Bournemouth.
HERBERT, ALLAN	The Market Place, Andover.
HILL, WILLIAM BURROUGH . .	62, Above Bar, Southampton.
HODGSON, ARTHUR MARRIOTT .	4, Albion Place, Southampton.
JURD, WILLIAM	10, Oxford Street, Southampton.
KENT, GEORGE EDWARD . . .	Normanhurst, Cavendish Road, Southsea.
KING, THOMAS	Pembroke House, Portsmouth.
KING, SIR WILLIAM DAVID, D.L.	Stratford Lodge, Southsea.
LANE, ERNEST LACAN . . .	4, Victoria Buildings (Old Christchurch Road), Bournemouth.
LEMON, JAMES	Southampton.
LIVESAY, JOHN GILLETT . .	Cromartie House, Ventnor.
LYWOOD, EDWIN	Norman Court, Clatford, Andover.
MARVIN, ALBERT EDWARD . .	Mare Hill, Carisbrooke.
MITCHELL, GEORGE SHARMAN .	Upper Adhurst, Petersfield, Hants.
NEWMAN, FRANCIS	Ryde, Isle of Wight.
NEWTON, THOMAS EDWIN . .	45, Jewry Street, Winchester.
OLIPHANT, GEORGE A. J. . .	Rushford, Christchurch.
PATERSON, CHARLES . . .	Canford, Wimborne, Dorset.
PERKINS, WALTER FRANK . .	Portswood House, Southampton.
PICKSTOCK, JOHN	Castle Hill, Winchester.
RAWLENCE, ERNEST ALFRED .	Newlands, Salisbury.
RAWLENCE, JAMES	Salisbury.
RAWLENCE, JAMES EDWARD .	The Canal, Salisbury.
RAYNBIRD, HUGH EDWARD . .	Basingstoke, Hants.
REBBECK, EDWARD WISE . .	Gervis Place, Bournemouth.
REBBECK, THOMAS WARREN .	Gervis Place, Bournemouth.
RICHARDS, GEORGE EDWARD .	St. John's Hill, Wimborne.
RIDDETT, WILLIAM HAMMOND .	Townhall Chambers, Ryde.
RIGDEN, FRANCIS	Salisbury.
RIGDEN, HENRY WILLIAM . .	Salisbury.
ROBEY, ROBERT	Oaklands, East Tytherley, near Romsey.
ROBINSON, EDMUND ARTHUR .	Lee-on-the-Solent, Gosport, Hants.
ROKER, MITCHEL JOHN . . .	Snowdenham, Branksome Park, Bournemouth.
RUTHERFORD, JAMES AUGUSTINE	Highclere Park, near Newbury.
SANCTUARY, CAMPBELL FORTESCUE STAPLETON	Mangerton, Melplash, Dorset
SAUNDERS, THEODORE RIDLEY .	Belgrave Chambers, Ventnor.
SENIOR, HARRY SAMUEL . . .	Sturminster Newton, Dorset.
SIMMONS, CHARLES FRANKLIN .	Basingstoke, Hants.
SMITH, CHARLES BOVILL . .	Wykeham House, Fareham, Hants.

Smith, Frederick John . .	21, Portland Street, Southampton, and Basingstoke.
Smith, George Alfred . .	78, Parchment Street, Winchester.
Squarey, Elias Pitts . . .	The Moot, Downton, Salisbury.
Squarey, Newell William Pitts	The Moot, Downton, Salisbury.
Stallard, Alfred Edwin . .	West Street, Havant.
Stirton, Thomas	Estate Office, West Stratton Station, Micheldever.
Stopher, Thomas	Winchester.
Studdy, Thomas Edward . .	Broxton, Chilbolton,
Vernon-Inkpen, George Chas.	6, King's Road, Southsea.
Wallington, John Arthur Beach	Basingstoke, Hants.
Walmisley, Joseph William .	7, King's Terrace, Southsea.
Warner, Henry.	Faringdon, Alton, Hants.
Waters, Edward	The Canal, Salisbury.
Way, Henry James . . .	109, Lower St. James' Street, Newport, Isle of Wight.
Wells, William Howley . .	Estate Office, Evershot.
Westbury, George Henry . .	The Knoll, Andover.
Wetherall, Harry Lancaster	Brachlyn, Winchfield.
Wilbraham, Edward Sidney .	Estate Office, St. Giles, Salisbury.
Woolley, John Turton . .	Salisbury.
Young, Charles	Alton, Hants.

Total, 89 Members.

(P.) KENT COMMITTEE.

Chairman.

George Langridge, The Great Hall, Tunbridge Wells.

Amos, Frank	1, Parade, Canterbury.
Barton, Harry Howell . .	17, Guildhall Street, Folkestone.
Brackett, Arthur William .	27, High Street, Tunbridge Wells.
Brackett, Frederick Henry.	27, High Street, Tunbridge Wells.
Brackett, William . . .	27, High Street, Tunbridge Wells.
Burrows, Alfred John . .	41, Bank Street, Ashford.
Cobb, Herbert Mansfield .	Higham.
Cobham, Charles	The Shrubbery, Gravesend.
Cobham, George Radcliffe .	1 and 3, Edwin Street, Gravesend.
Cobham, George William . .	1 and 3, Edwin Street, Gravesend.

Cooke, Henry	Thong, near Gravesend.
Cronk, Edwyn Evans . . .	Sevenoaks.
Cronk, Frank	Sevenoaks.
Cronk, William Henry . .	Sevenoaks.
Dann, Henry	Dartford.
Day, William, Jun. . . .	23, High Street, Maidstone.
Elgar, J. Edward	Crockshard, Wingham.
Finn, Adolphus	High Street, Lydd, and Rye.
Finn, Arthur George . . .	The Deanery, Chartham.
Finn, George William . . .	Westwood Court, Faversham.
Freeman, Sydney	The Great Hall, Tunbridge Wells.
Fry, George Frederick . .	46, London Road, Dover.
Harvey, John James Sayer .	80, Castle Street, Canterbury.
Hayward, Frederick George .	Dover.
Hayward, Henry	Dover.
Hinds, Henry	57, Queen Street, Ramsgate.
Hobbs, John	Guinea Hall, Sellinge, near Hythe.
Homan, Franklin George . .	147, Eastgate, Rochester.
Honeyball, Fred. Thomas .	Deal.
Jackson, William Tress . .	117, High Street, Sittingbourne.
Jennings, William Joseph .	4, St. Margaret's Street, Canterbury.
Kerl, William James . . .	49, Copers Cope Road, Beckenham.
Kidwell, John	St. Margaret's Bank, Rochester.
Latter, Hugh Robinson . .	3, Market Square, Bromley.
Lepper, John Harrage . .	Town Hall, Bromley.
Lucas, William Edward . .	Bexley.
Mann, Jabez	Sevenoaks.
Neame, Frederick, Jun. . .	Macknade, Faversham.
Nethersole, William . . .	Deal.
Neve, Herbert	Hole Park, Rolvenden.
Payne, Frederick	Town Hall, Bromley.
Phillips, Frederick Hamilton	12, Belgrave Gardens, Dover.
Reid, Francis	Bucksford, Ashford.
Roper, William	3, The Pantiles, Tunbridge Wells.
Seymour, Richard Arthur Hamilton	46, Earl Street, Maidstone.
Slater, George	Canterbury.
Smith, George	Boughton Monchelsea.
Tompsett, William Robert .	182, High Street, Tonbridge, and Paddock Wood.
Tootell, Charles	13, King Street, Maidstone.
Tootell, Joseph	13, King Street, Maidstone.
Wacher, Thomas	Upper Bridge Street, Canterbury.
Waring, Herbert Fuller . .	46, Earl Street, Maidstone.
Waterman, Alfred James . .	20, Week Street, Maidstone.

Waterman, James	Ashford.
Waterman, Richard	20, Week Street, Maidstone.
Webb, George	Tunstall, Sittingbourne.
White, John	49, London Road, Sevenoaks.
Wilks, Richard	Little Mongeham, near Deal.
Wood, William	Cooling Castle, near Rochester.

Total, 60 Members.

(Q.) SUSSEX COMMITTEE.

Chairman.

James Woodhams, Havelock Road, Hastings.

Austen, Frank	Marling Place, Wadhurst.
Bannister, Thomas	Limehurst, Hayward's Heath.
Beard, Edwin Thomas	Wallsend, Pevensey, Sussex.
Burtenshaw, Albert	Hailsham.
Card, Henry Curtis	North Street, Lewes.
Chasemore, Philip	Ashleigh, Horsham.
Colgate, Thomas	Sheffield Park, Uckfield.
Davey, Henry Thomas	34, Cambridge Gardens, Hastings.
Dray, Alfred	Town Hall Chambers, Hastings.
Hobgen, Francis Neale	East Street, Chichester.
Hobgen, Thomas Cecil	East Street, Chichester.
Howard, Harry	17, Clifton Road, Littlehampton.
Hudson, Edward William	Hove.
Ingram, Walter Fielde	83, High Street, Lewes, and 17, Preston Street, Brighton.
King, Frank Hulme	Horsham.
Martin, Thomas	34, Elphinstone Road, Hastings.
Morris, Herbert	Lewes.
Parris, Charles John	Buckhurst, Tunbridge Wells.
Parsons, Frederick Cecil	163, North Street, and 9, Marine Parade, Brighton.
Powell, Hubert John	Hill Lodge, Lewes.
Powell, Reginald Henry	St. Swithun's Lane, Lewes.
Quick, Frederick William	5, Montpellier Place, Brighton.
Reeve, Kingsnorth	High Street, Lydd, and Rye.
Smith, Sidney	Southwater, Horsham.
Taylor, Matthew	Northchapel, Petworth.

Turner, Charles	Oakhurst, East Grinstead.
Watson, Herbert Edward .	New Grove, Petworth.
Welch, Frederick William .	168, North Street, Brighton, and Hastings.
Wilkinson, Thomas . . .	168, North Street, Brighton, and Hastings.
Wood, William	Ifield Court, Crawley.
Wyatt, Oliver Newman . .	East Street, Chichester.

Total, 32 Members.

(R.) NORTH WALES AND RADNOR COMMITTEE.

Chairman.

John Edward Poundley, Kerry, Newtown, Montgomeryshire.

Addie, William Forrester .	Powis Castle Estate Office, Welchpool, Montgomeryshire.
Clough, Richard Charles Butler.	Ty Maur, Denbigh.
Darley, William	Llangwm, Corwen, N. Wales.
Dew, William Arthur . .	Wellfield House, Bangor.
Gillart, David.	Towyn, Merionethshire.
Grant, James	Penrallt, Llanidloes, Montgomeryshire.
Jones, Walter Butler Clough	Mynydd, Ednyfed, Criccieth, Carnarvonshire.
Jones, William Edward . .	Anglesey Estate Office, Craig, Llanfair, Anglesey.
Lloyd, George Hamilton. .	Rhayader, Radnorshire.
McIntyre, Peter	Gwydyr Ucha, Llanrwst, N. Wales.
Owen, William Scott . . .	Cefngwifed, near Newtown, Montgomeryshire.
Pickering, William Cloves .	Rhewl House, Mostyn, Flintshire.
Porter, John Merry . . .	Estate Office, Colwyn Bay, N. Wales.
Powell, Evan	Broomcliffe, Llanidloes, Montgomeryshire.
Roberts, Thomas	Portmadoc.
Swetenham, Henry. . . .	Estate Office, Hawarden.
Williams, John	Gwernhefin, Bala, Merionethshire.
Williams, Stephen William .	Rhayader, Radnorshire.
Williams, William Lloyd . .	24, High Street, Carnarvon.

Total, 20 Members.

Local Distribution of Members.

BEDFORDSHIRE.

BEDFORD.
Fellows :—
Eve: Herbert Trustram.
Eve: John Richard.
Fenning: Herbert Samuel.
Stafford: Robert Barry.
Professional Associate :—
Weston: Joseph Aurelius.

CARDINGTON.
Professional Associate :—
Bodger: Percy Morris.

GREAT BARFORD.
Fellow :—
Haughton: William Hoghton.

LUTON.
Fellows :—
Cumberland: Edward Anthony.
Thomson: William Cunningham.
Professional Associate :—
Franklin: Benjamin Belgrove.

SILSOE.
Fellow :—
Trethewy: Henry.

WOBURN.
Professional Associate :—
Hall: Chas. Pell.

BERKSHIRE.

ABINGDON.
Fellows :—
Adkin: Charles Duncan.
King: John Busby.

ASCOTT.
Fellows :—
Franklin: Thomas.
Jones: Francis William.

BUSCOT.
Professional Associate :—
Crosland, Walter.

DIDCOT.
Fellow :—
Rich: Robert.

ENGLEFIELD.
Fellow :—
Todd: Richard.

HUNGERFORD.
Fellow :—
Neate: Arthur Webb.

MAIDENHEAD.
Professional Associate :—
Tilly: Hubert Douglas.

BERKSHIRE—*continued.*

NEWBURY.
Fellows :—
Bingham: Alfred John.
Drewatt: Thomas
Neate: Arthur Webb.

READING.
Fellows :—
Cooper: Arthur Leslie.
Deane: Edward.
Egginton: John.
Haslam: Dryland.
Haslam: Dryland, Jun.
Millar: William Galt.
Parry: Albert Woodward.
Peto: James Winder.
Professional Associates :—
Bailey: Louis Hewitt.
Colbourn: Henry James.

STRATHFIELD SAYE.
Fellow :—
North: George Frederic.

WALLINGFORD.
Fellow :—
Gale: Joseph John.
Professional Associate :—
Merry Arthur Walker.
Associate :—
Wells: Alfred Dodd.

WANTAGE.
Fellow :—
Adkin: Charles Duncan.
Professional Associate :—
Belcher: Edward John.

WARESLEY.
Fellow :—
Paisley: Joseph.

WINDSOR.
Fellows :—
Buckland: Frank Bowry.
Buckland: Henry Duneau.
Nottage: William Griggs.
Professional Associate :
Buckland: Sidney Crawford.

BUCKINGHAMSHIRE.

BUCKINGHAM.
Fellow :—
Harrison: James Thomas.

BUCKINGHAMSHIRE—*continued.*

ETON.
Professional Associate:—
Wilils: Edward

HIGH WYCOMBE.
Fellow :—
Vernon: Arthur,
Member of Council.
Professional Associates :—
Phillips: William Dearlove.
Raffety: Herbert William.
Associate :—
Clarke: Daniel.

LEIGHTON BUZZARD.
Fellows :—
Bruce: Robert Knight.
Cumberland: Edward Anthony.

MARLOW (GREAT).
Fellow:—
Laurence: Arthur.

NEWPORT PAGNELL.
Fellow: —
Samuel: William John.

SLOUGH.
Fellows :—
Baker: John.
Gurney: James.
Nottage: William Griggs.

STONY STRATFORD.
Fellow :—
Gotto: Frederick Edward.

WINSLOW.
Fellow :—
Wigley: George Davys Edward.

CAMBRIDGESHIRE.

BABRAHAM.
Professional Associate :—
Webb: Frederic Noel.

CAMBRIDGE.
Fellows :—
Grain: Arthur Tress.
Jonas: Harry Marshall.
Jonas: John Carter.
Moyes: John Helenus.
Rowe: Richard Reynolds.
Wright: Thomas.
Professional Associates :
Gray: Percy Wi liam.
Jonas: Samuel Marshall.
Smith: Frank Braybrooke.
Windley: Henry Chadwick.

CHEVELEY.
Professional Associate :—
Garrod: Herbert James.

ELY.
Fellow :—
Bidwell: Charles,
Member of Council.
Professional Associate :—
Bidwell: John Evans.

CAMBRIDGESHIRE—*continued.*

KIRTLING.
Fellow:—
Davis: Charles Edward.

LINTON.
Fellow :—
Chalk: Henry Philip.

LITTLEPORT.
Professional Associate :—
Martin: Heber Gambling.

MARCH.
Fellow :—
Little: William Cutlack.

ROYSTON.
Professional Associate :—
Rowley: William Taylor.

CHESHIRE.

ALDFORD.
Professional Associate:—
Wrightson: Robert Garmondsway.

ALTRINCHAM.
Fellow :—
Cocks: Robert.

BIRKENHEAD.
Fellow :—
Mills: William Edward.
Professional Associate :—
Whalley: Frederick Herbert.

CAPESTHORNE.
Fellow :—
Carswell William.

CHESTER.
Fellows:—
Jones saac Matthews.
Whalley: Henry Shaw.
Professional Associate :—
Whalley: Frederick Herbert.

CREWE.
Fellow :—
McCracken: William.

DODDINGTON.
Fellow :—
Loring: John.

DUKINFIELD.
Fellow :—
Pearson: Alfred.

ECCLESTON.
Fellow :—
Parker: The Hon. Cecil Thomas

FRODSHAM.
Fellow:—
Linaker: Charles Edward.

HAUGHTON.
Fellow :—
Owen: Richard Newsham.

CHESHIRE—*continued.*

KNUTSFORD.
Fellow :—
Smith : John Thompson.

MERE.
Fellow:—
Stocks : Frederick William.

MOLLINGTON.
Fellow :—
Davies : John.

ROCK FERRY.
Fellow:—
Hall : Charles Edward.

RUNCORN.
Fellow :—
Evans : Charles Lee.

STOCKPORT.
Fellows :—
Brady : Charles Alldis.
Brady : William Hollinshed.

TARPORLEY.
Fellow :—
Scovell : John.

WILMSLOW.
Professional Associate :—
Halkyard : William Redford.

WORLESTON.
Professional Associate:—
Druce : Edric.

CORNWALL.

LAUNCESTON.
Fellow :—
Kittow : John.
Associate :—
Cowland : Christopher Lethbridge.

LISKEARD.
Fellow :—
Benson : Robert Alan.

PENZANCE.
Fellow:—
Trounson : John William.

CUMBERLAND.

BOTCHERBY.
Professional Associate:—
Sale : Arthur Reed.

CARLISLE.
Fellows :—
Hayton : Joseph William.
Hayton : Pattinson.
Heskett : William James.

COCKERMOUTH.
Fellow :—
Clutton : William James.

EDENHALL.
Fellow :—
Richardson : George.

CUMBERLAND—*continued.*

NETHERBY.
Fellow :—
Bowman : John James.

PENRITH.
Fellows :—
Birkett : Tom.
Heskett : William James.
Hudson : James.
Little : William.

RAVENGLASS.
Fellow :—
Watt : Alexander.

WHITEHAVEN.
Fellow :—
Stanley-Dodgson : Stanley Dickinson.

WORKINGTON.
Fellow :—
Potts : James.

DERBYSHIRE.

ALFRETON.
Fellow:—
Eardley : John William.

BAKEWELL.
Professional Associate :—
Longsdon : Ernest Morewood.

BEAUCHIEF ABBEY.
Fellow :—
Sampson : William.

BRETBY
Professional Associate :—
Campbell : Colin.

BUXTON.
Fellow :—
Hubbersty : Henry Alfred.

CHESTERFIELD.
Fellows :—
Jeudwine : William Wynne.
Margereson : Charles Frederic.
Martin : Gilson.
Thorpe : Christopher.

DERBY.
Fellows :—
Brailsford : Henry.
Fuller : Thomas Alfred.
Murray : Gilbert.
Parkin : John Robert.
Shaw : John,
Member of Council.
Shaw : John, Jun.
Whitton : John William.
Wright : James.
Professional Associate :—
McCallum : Peter Service.
Associate :—
Strutt : The Hon. Frederick.

DUCKMANTON.
Fellow :—
Byron : Augustus William.

CUMBERLAND—*continued.*

HORSLEY.
Professional Associate:—
Thompson: Frederic Hubert.

SANDIACRE.
Professional Associate:—
Child: Edmund Herbert.

SHIPLEY.
Fellow:—
Sebastian-Smith: Charles.

SUDBURY.
Fellow:
Fawkes: Algernon.

WINGERWORTH.
Fellow:—
Barnes: George Frederick.

DEVONSHIRE.

AXMINSTER.
Fellow:—
Pinney: John George.

BARNSTAPLE.
Fellows:—
Brown: George.
Smyth-Richards: George Cobley.
Thorne: Arnold.
Professional Associate:—
Watson: Claude Henry.

BEERALSTON.
Fellow:—
Ward: Daniel.

BIDEFORD.
Fellows:—
Cooper: John Groves.
Professional Associate:—
Stapledon: Ernest Allen.

BRIDESTOWE.
Fellow:—
Ward: Frank.

BROAD-CLYST.
Associate:—
Acland: Sir Thomas Dyke, Bart.

DEVONPORT.
Professional Associate:—
Venning: Alfred John Meybohn.
Associate:—
Venning: John James Edgcombe.

ERMINGTON.
Fellow:—
Holcombe: James John.

EXETER.
Fellows:—
Commin: Frederick James.
Drew: Henry,
Member of Council.
Drew: Henry Alban.
Drew: John Gould.
Dymond: Francis Williams.
Ellis: Edward.
Parsons: Henry John Donne.
Ware: Charles Edwin.

DEVONSHIRE—*continued.*

EXETER.
Professional Associates:—
Ellis: Albert Edward.
Lucas: John Archibald.

INSTOW.
Fellow:—
Lock: William Henry.

IVYBRIDGE.
Fellows:—
Elliott: Charles.
White: Arthur Jeffrey.

MODBURY.
Fellow:—
Pearse: William.

MORETONHAMPSTEAD.
Fellow:—
Loveys: Arthur Clampitt.

NEWPORT.
Professional Associate:—
Bowden: John Friendship.

NEWTON ABBOT.
Fellows:—
Rendell: Arthur Stephen.
Stooke: James.
Professional Associate:—
Molyneux: Herbert Ernest.

OTTERY ST. MARY.
Fellow:—
Winder: George Alexander.

PAIGNTON.
Professional Associate:—
Pridham: John Lawrence.

PLYMOUTH.
Fellows:—
Body: Arthur.
Body: John Bond.
Elliott, Chas.
Foster: Joseph Burgess.
Lethbridge: Walter.
Ward: Daniel.

PLYMPTON.
Fellow:—
Dudley: Edgar.

TAVISTOCK.
Fellow:—
Rundle: Edward Collins.

TEIGNMOUTH.
Fellow:—
Frost: Frederic Cornish.

TOTNES.
Fellows:—
Bourne: Robert Elliott.
Michelmore: Alfred.
Symons: Philip.
Professional Associate:—
Watson: Richard.

UPTON PYNE.
Fellow:—
Osmond: Edward.

WEMBWORTHY.
Fellow:—
Tanner: James Melhuish.

DORSETSHIRE.

DORCHESTER.
Fellows:—
Duke: Edward.
Duke: Henry, Jun.

EVERSHOT.
Fellow:—
Wells: William Howley.

MELPLASH.
Fellow:—
Sanctuary: Campbell F. S.

POOLE.
Fellow:—
Elford: John.

SHAFTESBURY.
Fellow:—
Day: George Carleton.

STALBRIDGE.
Fellow:—
Allen: George.

STURMINSTER-NEWTON.
Fellow:—
Senior: Harry Samuel.

SWANAGE.
Fellow:—
Clifton: James Edward.

WEYMOUTH.
Fellows:—
Crickmay: George Rackstrow.
Crickmay: John Edward.

WIMBORNE.
Fellows:—
Paterson: Charles.
Richards: George Edward.
Professional Associate:—
Golightly: Chas. Hugh.

DURHAM.

BARNARD CASTLE.
Fellow:—
Wells: Edwin.

BLAYDON-ON-TYNE.
Fellow:—
Nicholson: Thomas Cook.

BRANCEPETH.
Fellow:—
Peirson: Henry Thomas.

CHESTER-LE-STREET.
Fellow:—
Clark: Nathaniel.

DARLINGTON.
Fellows:—
Eade: Arthur Willoughby French.
Minter: William.
Scarth: William T.

DURHAM—*continued.*

DURHAM.
Fellows:—
Rowlandson: Christopher.
Wall: George Young.

GATESHEAD-ON-TYNE.
Fellow:—
Wallace: Henry.

KEVERSTONE.
Fellow:—
Bainbridge; Robert Stagg.

SEAHAM-HARBOUR.
Fellow:—
Brydon: Robert.

SHOTLEY BRIDGE.
Fellow:—
Oliver: Charles Edward.

SPENNYMOOR.
Professional Associate:—
Morrish: Hugh Kenneth.

STOCKTON-ON-TEES.
Fellows:—
Curry: Henry John.
Rodham: John.

SUNDERLAND.
Fellows:—
Green: Robert Couper.
Hedley: John Hunt.
Hedley: Thomas Fenwick.

WINDLESTONE.
Fellow:—
Rudman: Sydney Charles.

ESSEX.

ARDLEIGH.
Fellow:—
Fenn: John.

BRAINTREE.
Fellow:—
Vaizey: John George.

CASTLE HEDINGHAM.
Fellow:—
Balls: James Mayhew.

CHELMSFORD.
Fellows:—
Chancellor: Frederick.
Christy: Archibald Ernest.
Hilliard: George Bridge.
Hilliard: George Edward.
Professional Associates:—
Martin: Alfred John.
Phillips: George Cawkwell
Associate:—
Gepp: Charles Bramston Osborne.

CHIGWELL.
Fellow:—
Savill: Alfred.

ESSEX—*continued.*

COGGESHALL.
Fellow:—
Surridge: Joseph Smith.

COLCHESTER.
Fellows:—
Fenn: John.
Moore: Harold Edward.
Stanford: Charles Maurice.
Start: Joseph William.
Professional Associate:
Grimwade: Henry.

EPPING.
Fellow:—
Sworder: Hugh.

GRAYS.
Fellow:—
Cobham: Charles.

HATFIELD PEVEREL.
Fellow:—
Strutt: The Hon. Edward Gerald.

INGATESTONE.
Fellow:—
Coverdale: Frederick John.

MALDON.
Fellow:—
Parker: Charles Alfred.

ORSETT.
Fellow:—
Kemp-Smith: James Frederick.

RAINHAM.
Fellow:—
Blewitt: Edward Robert.

RAYNE.
Fellow:—
Newman: Thomas Harry.

ROMFORD.
Fellow:—
Kemsley: Joseph William.

SAFFRON WALDEN.
Fellow:—
Nockolds: Martin.
Professional Associates:—
Nockolds: Alfred George.
Nockolds: Martin Charles Hubert.

SOUTHEND-ON-SEA.
Fellow:—
Tapp: Arthur.

WALTHAM-ABBEY.
Fellow:—
Chetwood: Stephen.

WENDEN.
Professional Associate:—
Robinson: Martin Catlin.

WOODFORD.
Fellows:—
Kemsley: Joseph William,
Lee: Philip Shirling.

GLOUCESTERSHIRE.

BERKELEY.
Fellow:—
Ransford: Benjamin Herbert.

BRISTOL.
Fellows:—
Munro: Philip.
Scammell: Thomas.
Sturge: Robert Fowler.
Sturge: William,
Past-President.
Thomas: Josiah.
Professional Associate:—
Sturge: Theodore.

CHELTENHAM.
Fellows:—
Cox: George James.
Sadler: George William.
Villar: James.
Professional Associate:—
Stucké: William Henry.

CIRENCESTER.
Fellows:—
Anderson: Robert, Jun.
Waddington: John Allen.
Whatley: Frederick Ernest.
Associate:—
Kinch: Edward.

CLIFTON.
Professional Associate:—
Wood: Ed. Bryan.

FALFIELD.
Fellow:—
Harle: John Joseph.

GLOUCESTER.
Fellows:—
Bruton: Henry William.
Knowles: Henry.

TODDINGTON.
Fellow:—
Wise: Charles Dacres.

HAMPSHIRE.

ALRESFORD.
Fellow:—
Eames: Edward.

ANDOVER.
Fellows:—
Ellen: Frederick Charles.
Herbert: Allan.
Westbury: George Henry.
Professional Associate:—
Hooper: Alfred Frederick.

BASINGSTOKE.
Fellows:—
Raynbird: Hugh Edward.
Simmons: Charles Franklin.
Simmons: William Anker.
Wallington: John Arthur Beach.

BISHOP'S WALTHAM.
Fellows:—
Austin: Richard.
Austin: Richard, Jun.

HAMPSHIRE—*continued.*

BOURNEMOUTH.
Fellows :—
Hankinson : Thomas James.
Hawker: Harry Edwin.
Lane : Ernest Lacan.
Rebbeck : Edward Wise.
Rebbeck : Thomas Warren.
Roker : Mitchel John.
Professional Associates:—
Hankinson : Francis Henry.
Satchell : Charles.
Wight : Norman.

CARISBROOKE.
Fellow :—
Marvin : Albert Edward.

CLATFORD.
Fellow :—
Lywood : Edwin.

CHILBOLTON.
Fellow :—
Studdy : Thomas Edward.

CHILLAND.
Fellow :—
Arnold : Francis.

CHRISTCHURCH.
Fellow :—
Oliphant : George A. J.

EAST TYTHERLEY.
Fellow :—
Robey : Robert.

FAREHAM.
Fellow :—
Smith : Charles Bovill.

FARINGDON.
Fellow :—
Warner : Henry.

FORDINGBRIDGE.
Fellow :—
Hannen : Reginald St. John.

GOSPORT.
Fellow:—
Robinson : Edmund Arthur.

HAMBLEDON.
Fellow :—
Arnold : Francis.

HAVANT.
Fellow :—
Stallard : Alfred Edwin.

HIGHCLERE.
Fellow :—
Rutherford : James Augustine.

MICHELDEVER.
Fellow:—
Stirton : Thomas.
Professional Associate :—
Pain : James.

MILFORD-ON-SEA.
Fellow:—
Evans-Vaughan : Henry.

HAMPSHIRE—*continued.*

NEWPORT.
Fellow :—
Way : Henry James.

PETERSFIELD.
Fellow :—
Mitchell : George Sharman.

PORTSMOUTH.
Fellow : —
King : Thomas.
Professional Associate :—
Slipper : Henry Herbert.

PORTSEA.
Fellows :—
Blake : Frederick.
Hall : Ernest.
Kent : George Edward.
King : Thomas.
King : Sir William David.

RINGWOOD.
Fellow :—
Baird : Jonathan Peel.

RYDE.
Fellows :—
Cocks : Samuel Roger.
Newman : Francis.
Riddett : William Hammond.

SOUTHAMPTON.
Fellows :—
Blizard : John Henry.
Burnett : Alfred Andrew.
Hill : William Burrough.
Hodgson : Arthur Marriott.
Jurd : William.
Lemon : James.
Perkins : Walter Frank.
Smith : Frederick John.

SOUTHSEA.
Fellows :—
Kent : George Edward.
King : Sir William David, D.L.
Vernon-Inkpen : George Charles.
Walmisley : Joseph William.

UPTON GRAY.
Associate :—
Seth-Smith : Frederick.

VENTNOR.
Fellow :—
Livesay : John Gillett.
Saunders : Theodore Ridley.

WEST COWES.
Fellow :—
Bird : James Binfield.

WINCHESTER.
Fellows :—
Comely : John Gill.
Gudgeon : George Edward.
Harris : James.
Newton : Thomas Edwin.
Pickstock : John.
Stopher : Thomas.

WINCHFIELD.
Fellow :—
Wetherall : Harry Lancaster

HEREFORDSHIRE.

BROMYARD.
Fellow :—
Millyard: John William.

HEREFORD.
Fellows :—
Apperley: William Havard.
Brown: John Powles.
Godsell: George Herbert.
Haywood: Henry.
Haywood: William Matthews.
Parker: John.
Professional Associate :—
Hewitt: William.

LEDBURY.
Fellow :—
Madge: John.

HERTFORDSHIRE.

BARKWAY.
Professional Associate :—
Balding: Albert.

CHESHUNT.
Fellows :—
Crawter: John.
Crawter: John, Jun.
Debenham: Frank Gissing.

HEMEL HEMPSTEAD.
Fellow :—
Robinson: Nathaniel Wishart.

HERTFORD.
Fellows :—
Austin: Russell Gardiner.
Norris: Walter Henry.

HITCHIN.
Fellow:—
Shilcock: James.

MUCH HADHAM.
Associate :—
Gayton: Charles.

NEW BARNET.
Fellows:—
Child: Fred.
Hasluck: Lancelot Gerald.
Taylor: Edward Fergusson.

REDBOURN.
Fellow :—
Burnett: George John Mulcaster.

ROYSTON.
Fellow :—
Thurnall: John Edward.

SAWBRIDGEWORTH.
Professional Associate :—
Crawley: William Jeeves.

HERTFORDSHIRE—*continued.*

ST. ALBANS.
Fellows :—
Harding: Sidney Longhurst.
Low: Robert John.
Rumball: Aubrey.
Woodman: Thomas Foster.

TRING.
Fellows :—
Brown: Frank John.
Foulkes: Septimus Giffard.
Professional Associate :—
Brown: Arthur Macdonald.

WARE.
Fellows :—
Duvall: John William.
Hunt: Thomas.

WATFORD.
Fellows :—
Ayres: Charles Pryor.
Pridmore: Albert Edward.
Weall: John.
Professional Associates :—
Brown: William Edward.
Sedgwick: Rupert William.
Associate :—
Thomas: Hubert.

HUNTINGDONSHIRE.

BRAMPTON.
Fellow :—
Bird: John.

CALDECOTE.
Fellow :—
Preedy: Frederic.

HUNTINGDON.
Fellows :—
Looker: John.
Purves: Peter.
Associate:—
Veasey: Thomas Frederick.

ST. NEOTS.
Fellow :—
Peppercorn: John Hutchinson.

KENT.

ASHFORD.
Fellows :—
Burrows: Alfred John.
Reid: Francis.
Waterman: James.
Professional Associate :—
Brown: Alexander.

AYLESFORD.
Professional Associate :—
Innes: Gilbert Plantagenet Mitchell.

KENT—*continued.*

BECKENHAM.
Fellow:—
Kerl: William James.
Professional Associates:—
Edmonds: John.
Ovenden: Charles.
Pearson: Howard.

BEXLEY.
Fellow:—
Lucas: William Edward.

BOUGHTON-MONCHELSEA.
Fellow:—
Smith: George.

BROMLEY.
Fellows:—
Latter: Hugh Robinson.
Lepper: John Harrage.
Payne: Frederick.

CANTERBURY.
Fellows:—
Amos: Frank.
Harvey: John James Sayer.
Jennings: William Joseph.
Slater: George.
Wacher: Thomas.

CHARTHAM.
Fellow:—
Finn: Arthur George.

COOLING.
Fellow:—
Wood: William.

COWDEN.
Professional Associate:—
Darbishire: Harry Vernon

DARTFORD.
Fellow:—
Dann: Henry.
Professional Associates:—
Prall: Herbert Alexander.
Prall: Herbert Edward.

DEAL.
Fellows:—
Honeyball: Fred Thomas.
Nethersole: William.

DOVER.
Fellows:—
Fry: George Frederick.
Hayward: Frederick George.
Hayward: Henry.
Phillips: Frederick Hamilton.
Walmisley: Arthur Thomas.

FAVERSHAM.
Fellows:—
Finn: George William.
Neame: Frederick, Jun.
Professional Associate:—
Finn: Herbert Archibald.

KENT—*continued.*

FOLKESTONE.
Fellow:—
Barton: Harry Howell.
Professional Associate:—
Temple: Frederick Wilson.

GRAVESEND.
Fellows:—
Cobham: Charles.
Cobham: George Radcliffe.
Cobham: George William.

HIGHAM.
Fellow:—
Cobb: Herbert Mansfield.

HYTHE.
Professional Associate:—
Wilks: Ernest Stringer.

IGHTHAM.
Associate:—
Luard: Major-Gen. Chas. Edw., R.E.

LINTON.
Professional Associate:—
Champion: Percy Morris.

LITTLE MONGEHAM.
Fellow:—
Wilks: Richard.

LYDD.
Fellows:—
Finn: Adolphus.
Reeve: Kingsworth.

MAIDSTONE.
Fellows:—
Day: William, Jun.
Seymour: Richard Arthur Hamilton.
Tootell: Charles.
Tootell: Joseph.
Waring: Herbert Fuller.
Waterman: Albert James.
Waterman: Richard.

MURSTON.
Professional Associate:—
Jarrett: Thomas William.

PADDOCK WOOD.
Fellow:—
Tompsett: William Robert.

RAMSGATE.
Fellow:—
Hinds: Henry.
Professional Associate:—
Milnes: Robert, Jun.

ROCHESTER.
Fellows:—
Homan: Franklin George.
Kidwell: John.
Professional Associate:—
Homan: Hubert Franklin.

ROLVENDEN.
Fellow:—
Neve: Herbert.

KENT—*continued.*

SELLINGE.
Fellow :—
Hobbs: John.

SEVENOAKS.
Fellows :—
Cronk: Edwyn Evans.
Cronk: Frank.
Cronk: William Henry.
Mann, Jabez.
White, John.
Professional Associates :—
Finn: Fred.
Green: Thomas John.
Neighbour: Charles Edmund.

SIDCUP.
Fellow :—
Snelling: Henry.

SITTINGBOURNE.
Fellows :—
Jackson: William Tress.
Webb: George.
Professional Associates :—
Cowper: Richard William.
Elgar: Walter Robinson.

SWANLEY.
Professional Associate :—
Hooper: Cecil Henry.

THONG.
Fellow —
Cooke: Henry.

TUNBRIDGE.
Fellow :—
Tompsett: William Robert.
Professional Associate :—
Sturgess: John Moore.

TUNBRIDGE WELLS.
Fellows :—
Brackett: Arthur William.
Brackett: Frederick Henry.
Brackett: William.
Freeman: Sydney.
Langridge: George,
Member of Council.
Parris: Charles John.
Roper: William.

WINGHAM.
Fellow :—
Elgar: J. Edward.
Professional Associate :—
Blunt: Herbert Arthur Scawen.

LANCASHIRE.

ASHTON-UNDER-LYNE.
Fellow :—
Holmes: James.
Professional Associate:—
Hodgkinson: James Henry.

LANCASHIRE—*continued.*

BAMBER BRIDGE.
Professional Associate :—
Dixon: Francis Edward.

BLACKBURN.
Fellows :—
Bertwistle James.
Gradwell: Arthur Richard.
Holt: George Henry.
McCallum: James Braddon.
Robinson: George Edward.

BOLTON.
Fellow :—
Thompson: Francis William.

BOLTON-LE-MOORS.
Professional Associate :—
Collyer: Daniel William.

BURNLEY.
Professional Associate:—
Wilson: James Calvert.

BURY.
Fellows :—
Cartwright: Joshua.
Hopkinson: Alfred.
Nuttall: Thomas.
Professional Associate :—
Kay: Walter Robert.

CLAYTON-LE-MOORS.
Fellow :—
Fletcher: Thomas.

CLITHEROE.
Fellow :—
Parmeter: Frank.

FULWOOD.
Fellow :—
Nevett: Francis Walter.

LANCASTER.
Fellows :—
Dawson: Edward Howard.
Roper: John Simpson.

LEIGH.
Professional Associate :—
Selby: John Basely.

LIVERPOOL.
Fellows :—
Beckwith: Henry Langton.
Kirby: Edmund.
Lancaster: Charles Holland.
Lain: Coard Squarey.
Price: John.
Thomas: Glegge.
Wainwright: Thomas Taylor.
Wrennall: William.
Young: Edward Herbert.
Young: Oswald William.
Associate :—
King William.

LANCASHIRE—*continued.*

LYTHAM.
Fellows :—
Fair : James Stretton.
Fair : Thomas.
Rea : John Marcus Beaumont.

MANCHESTER.
Fellows :—
Bancroft : Frederick Herbert.
Bancroft : Henry.
Banks : Thomas.
Batey : Henry Simpson.
Bowden : John.
Brady : Ralph Hollinshed
Bridgford : Ernest James.
Bridgford : Col. Robert, C.B.
Corbett : Christopher.
Cross : John,
Member of Council.
Cross : William Haslam.
Dorning : Arthur Harry.
Dorning : Elias.
Eagle : William.
Earle : Thomas Algernon.
Earnshaw : Jacob.
Eastham : James Cook.
Fairclough : William.
Fowler : Henry.
Hargraves : Stephen.
Holden : John.
Hurrell : John Weymouth.
Jackson : Charles.
Larmuth : George Horatio.
Maxwell : Francis William.
Meller : William Galloway.
Murgatroyd : James.
Pierson : Charles.
Raby : Joseph Walker.
Radford : William.
Radford : William Harold.
Shelmerdine : Henry.
Taylor : Thomas Walters.
Watts : Samuel Lingard.
Watts : William John.
Wilson : Thomas Silk.
Wilson : William Henry.
Professional Associates :—
Blundell : Harry.
Bowden : Ernest Newton.
Bradshaw : Harry Graves.
Bridgford : Leo Appleton.
Squire : Gerald Robert.
Wallis : John David.
Wilson : William Edward.

PATRICROFT.
Fellow :—
Ellis : Francis, Jun.

PRESTON.
Fellows :—
Addie : Peter.
Birch : Walter de Hoghton.
Fair : Jacob Wilson.
Fair : James Stretton.
Fletcher : Thomas.
Johnston : Walter Henry.
Myres : John James.
Nevett : Francis Walter.
Nevett : Thomas.
Park : Philip Samuel.
Park : William Philip.
Rea : John Marcus Beaumont.
Veevers : Richard.

LANCASHIRE—*continued.*

ROCHDALE.
Fellow :—
Brocklebank : John.

SCORTON.
Fellow :—
Bailey : Leonard.

SILVERDALE.
Professional Associate :—
Pain : George Lloyd.

SOUTHPORT.
Fellows :—
Barrow : Thomas Robert.
Wolfenden : Thomas.

ST. HELEN'S.
Fellows :—
Campbell : Henry Hunter.
Hanson : Amos.
Young : Harry Austin Lindsay.

TODMORDEN.
Fellow :—
Suthers : James.

WARRINGTON.
Fellows :—
Maclver : Colin.
White : John.

WIGAN.
Fellow :—
Fair : Jacob Wilson.

LEICESTERSHIRE.

ASHBY-DE-LA-ZOUCH.
Fellows :—
German : George.
German : Harry.
German : John.
Professional Associates :—
Bevan : Septimus.
German : George, Jun.

BLABY.
Fellow :—
Hincks : Henry Thorp.

BLACKFORDBY.
Fellow :—
Joyce : John Hall.

HINCKLEY.
Fellows :—
Marson : Thomas.
Thorpe : William.

KIRBY MUXLOE.
Professional Associate :—
Beasley : John Arthur Llewellyn.

LEICESTER.
Fellows :—
Clare : Edward Lovell.
Clough-Taylor : Horace George.
Draper : Arthur Thomas.
Everard : John Breedon.

LEICESTERSHIRE—*continued.*

LEICESTER.
Fellows :—
Goddard: Alexander.
Goddard: Joseph.
Goodacre: John.
Goodacre: Robert Johnson.
Hampton: Willie Thomas.
Marson: Thomas.
Miles: William Frederick.
Rolleston: John Fowke Lancelot,
Member of Council.
Rolleston: Wm. Gustavus Stanhope.
Sebastian-Smith: Charles.
Wade: George Tempest.
Professional Associates:—
Davis: Neville Brookes.
Robinson: Alfred Whitmore.

LOUGHBOROUGH.
Fellows :—
German: Harry.
Hodson: George.
Woolley: William Edward.
Professional Associate :—
Holbeche: Æmilian Henry.

LAUGHTON.
Fellow :—
Perkins: Joseph.

MARKET HARBOROUGH.
Fellows :—
Coales: Herbert George.
Fisher: Charles Browning.
Fisher: Edward Knapp.
Holloway: Harry Hownam.

MELTON MOWBRAY.
Professional Associate: —
Crawshay: Lionel Rutteledge.

MOUNTSORREL.
Fellow :—
Martin: Robert Frewen.

NAILSTONE.
Fellow :—
Thorpe: John.

WOODHOUSE.
Fellows :—
Humphreys: Henry.
Humphreys: John Henry.

LINCOLNSHIRE.

ALFORD.
Fellow :—
Higgins: Frederic.

BOSTON.
Fellow :—
Hawley: Henry Michael.

BROCKLESBY.
Fellow :—
Tindall: Charles William.

LINCOLNSHIRE—*continued.*

CAYTHORPE.
Fellow :—
Crofts: Ewan Nevile.

GRANTHAM.
Fellow :—
Manners: Henry Alfred.
Associate :—
Scott: The Hon. Henry Robert.

GRIMSBY.
Fellow :—
Birkett: William.

HOLBEACH.
Fellow :—
Abbott: William.

HORKSTOW.
Fellow :—
Turton: Edward James.

LINCOLN.
Fellow :—
Woolley: Reginald.

LOUTH.
Fellow :—
Mason: Charles.

METHERINGHAM.
Fellow :—
Gilpin-Brown: William Dundas.

SPALDING.
Fellow :—
Kingston: Samuel.

STAMFORD.
Fellows:—
Corby: Joseph Boothroyd.
Richardson: Charles.
Richardson: James.
Woodforde: Lionel Burnet.

TEALBY.
Fellow :—
Legard: Digby Charles.

WAINFLEET.
Fellows :—
Martin: Walter.
Walker: George Booth.

LONDON AND NEIGHBOURHOOD.

Fellows :—

Adams: Henry.
Adkin: Benaiah Whitley.
Allport: William.
Andrews: John.
Anscombe: Ernest.
Ansell: Walter Raymond.
Arding: Charles Bennett.
Ault: Edwin.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Badcock: Philip.
Ball: William Alfred.
Ballantine: Edwin.
Barfield: Frederic Henry.
Barker: Horace Richard.
Barnes-Williams: Thomas.
Barratt: Frederick William.
Barry: Charles.
Barry: Dennett Heber.
Bate: Thomas.
Batstone: Rowland Robert.
Battam: Frederick Thomas.
Batterbury: Thomas.
Batting: Walter.
Beale: Robert John.
Beauchamp: Charles Davie.
Bedells: Charles Herbert.
Bedells: Charles King.
Beeston: Frederick.
Beken: George.
Beken: Walter.
Beningfield: Henry.
Bickerton: George Arthur.
Bingham: Alfred John.
Bingham: Frederick Henry.
Bingham: Reuben.
Bird: James Binfield.
Bird: Walter.
Blackbourn: Henry.
Blackford: Arthur.
Blake: William John, Jun.
Blakemore: William Agutter.
Blashill: Thomas.
Blyton: George.
Bolam: Charles Godfrey.
Bolden: John Leonard.
Bond: Douglas Vale.
Bonny: James Rippoth.
Booker: Algernon Erskine.
Bovill: Alfred.
Bowdich: Henry.
Bowdich: John.
Boyd: John Jermyn.
Boyes: Henry Cowell.
Bradford: Walter.
Bray: Harry.
Breach: Benjamin I'Anson.
Brereton: Franc Sadleir.
Brereton: Thos. Bloomfield Sadleir.
Brewer: Frank John.
Briant: Robert.
Bridgewater: Bentley James.
Brinsley: George.
Brooks: Charles William.
Brown: Alexander Burnett.
Brown: Bradshaw.
Brown: Daniel Johnson.
Brown: George James.
Brown: William Blumfield.
Browne: Flint.
Buckland: Alfred Virgoe.
Buckland: Henry Duneau.
Bull: Alfred Edwin.
Bull: Walter.
Burchell: Sidney Herbert.
Burmester: John William Stanley.
Burnett: David.
Burroughes: Thomas Henry.
Bushell: Henry.
Buzzard: Alfred Lindsey.

Cable: James M.
Cæsar: Charles Edward.
Carew: John Theodore.
Carritt: Ernest.
Carpenter: Evan George.
Cartwright: Sir Henry Edward.
Castell: Charles Smith.
Castle: Henry James.
Castle: Sydney Charles Courtenay.
Castle: William Henry Baldwin.
Cates: Arthur.
Chancellor: Frederick.
Chapman: Henry James.
Charles: Richard Stafford.
Chattell: David James.
Chatterton: George.
Chesterton: Edward.
Chesterton: Sidney Rawlins
Cheston: Chester.
Cheston: Horace.
Chew: Henry Victor.
Child: Fred.
Chinnock: Frederick George.
Christy: Archibald Ernest.
Clark: Samuel.
Clarke: George Ernest.
Clarke: Howard Chatfeild[1]
Clarke: Percy Henry.
Clarke: Stanley.
Clarke: Thomas Chatfeild,
President.
Clarkson: John.
Clarkson: William.
Clifton: William Edward.
Clutton: John,
Past-President.
Clutton: John Henry.
Clutton: Ralph.
Clutton: Robert George,
Member of Council.
Cobb: Herbert Mansfield.
Collier: Richard James.
Collier: Walter Henry.
Collingham: John Cyril Lees.
Collins: Henry Hyman.
Collins: Marcus E.
Coltman: Walter John.
Colyer: Frederick.
Conder: Alfred.
Cooper: George Warren.
Cooper: John Robert.
Corderoy: Athelstane.
Corderoy: George.
Coulson: William Lindsay.
Coverdale: Henry.
Cranfield: William Bathgate.
Crawter: John, Jun.
Crickmay: George Rackstrow.
Crockett: Edwin Arthur Brassey.
Cronk: Edwyn Evans.
Cronk: Frank.
Cross: William Stephens.
Cruwys: Robert.
Currey: Henry.
Currey: Percivall.
Curtis: Charles Edward
Curtis: Robert Leabon.
Curtis: Samuel Perkins.
Cuxson: George Austin Pryce.

Dale: John.
Dallas: Edwin Stuart.
Darch: John.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Dash: Roland Ashford.
Davies: George Humphreys.
Davies: Walter.
Davis: Charles James.
Davis: Frederick William.
Davis: James.
Daw: William Herbert.
Dawson: John George.
Dawson: Percy John.
Deacon: Thomas Mark.
Dearle: William Henry.
Debenham: Frank Bridgewater
Debenham: Frank Gissing.
Debenham: Horace Bentley.
Dendy: William Cooper.
Dennison: John William.
Dinwiddy: Thomas.
Doll: Charles Fitzroy.
Dollar: Peter.
Done: John James.
Dowden: Henry Joseph.
Downing: Frederick.
Downing: Henry Philip Burke.
Dowsett: Charles Finch.
Driver: Charles William.
Driver: Robert Collier,
Past-President.
Driver: Robert Manning.
Drury: Edward Dru.
Duncan: James Morison.
Dunch: Charles.
Dunlop: Alexander Milne,
Vice-President.
Dunn: William Henry.
Dyball: Harvey.
Dyer: William John.

Eales: Frederick Ernest.
Eagland: William Francis.
Edmeston: James.
Egerton: Hubert Decimus.
Eiloart: Frederick Edward.
Eldridge: Heroert.
Elgood: Frank Minshall.
Ellis: Frederick.
Ellis: Henry.
Ellis: Herbert Moates.
Ellis: Ralph Staples.
Ellis: Richard Adam.
Ellis: Sir John Whittaker, Bart., M.P.
Ellis: William Alfred.
Elwell: William Henry.
Emmanuel: Barrow.
Evans: George.
Evans-Vaughan: Henry.
Eve: William.
Eves: William Lionel.

Farmer: Edmund.
Farnan: Henry Richard.
Farrar: Sidney Howard.
Farthing: Walter Thomas.
Field: James Frederick.
Fleetwood: George.
Flint: William Hurst.
Ford: Lawton Robert.
Foster: Charles Rolls.
Foster: Frank.
Foster: Henry Edwin.
Fowler: Sydney.
Fox: Edwin.
Frampton: Alfred.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Francis: George Futvoye.
Francis: Leon Albert.
Franklin: Arthur.
Franklin: Thomas Frederick
Freeman: Sydney.
Fuller: Ernest.
Fuller: Harry.
Fuller: Herbert Henry.
Furber: Herbert.
Furber: William.

Gairdner: Edward James.
Gale: Arthur John
Gale: Ernest Sewell.
Galsworthy: Frederick Thomas,
Member of Council.
Gamble: Sidney Gompertz.
Gandy: James.
Gardiner: Edward James.
Gardiner: William James.
Garrard: Arthur,
Member of Council.
Garrood: Thomas William M.
Gate: Alfred Joseph.
Gibbon: William Jacomb.
Giddy: Osmaa Horton.
Gilbert: William Henry Sainsbury.
Girdwood: James.
Glasier: George Henry Brougham.
Gleed: Richard Cummings.
Goddard: Joseph.
Goldsmith: William.
Goodchild: Josiah.
Goodwyn: Leonard William.
Gordon: Charles Grimston.
Gore: Spencer W.
Goulding: William Purdham.
Gouldsmith: George Waller.
Gover: Arthur Sutton.
Gover: John Richard.
Graves: Walter.
Green: Alexander Ernest.
Green: James.
Green: Samuel.
Green: Thomas Thornton.
Grellier: Harley Mair.
Griffin: Harold.
Griffiths: Harold.
Griggs: Robert.
Grogan: Hedworth Herbert.
Grose: Vincent John.
Grover: Arthur.
Gruning: Edward Augustus.
Gwyther: William Warlow.

Hackford: George.
Haddock: Roland.
Hale: Raymond Henry.
Hall: John George.
Hall: Walter.
Hallett: William Brown.
Hamilton: Henry.
Hamilton: John.
Hancock: William St. John Hü.
Hansell: Reginald Goddard.
Hardcastle: Fredk. Henry Appleton.
Harding: Edward Ernest.
Harland: Marchant James.
Harrington: George Frederick.
Harrison: Richard Creese.
Harston: Arthur.
Hart: William Frederick.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Harvey: Frederick Henry.
Haskins: William Albion.
Head: John George.
Heath: Henry.
Heelis: William.
Henderson: Henry Arthur.
Heron: William Charles.
Herring: William Arthur Warwick.
Hickson: Stephen Westby.
Higgins: George.
Hilton: John.
Hine: George Ernest.
Hine: George Thomas.
Hobson: Frederick William.
Hodge: Leonard Percival.
Hodson: George.
Hodson: William.
Holcombe: Walter.
Holdsworth: Frederick Henry.
Holland: Thomas James, Jun.
Hollingsworth: Arthur Augustus.
Holman: George Edward.
Holmes: Montagu.
Hood: Hon. Victor Albert Nelson.
Hope: William Elliott.
Hopkins: Alfred James.
Horne: Edmund.
Horne: William Edgar.
Horsey: Frederick.
Horsey: Frederick John Terry.
Houghton: Frederick.
Houghton: John Pounds.
Houghton: William.
Hovenden: Henry Edward.
Howard: Alfred.
Hudson: Arthur Byrne.
Hudson: Edward William
Hudson: William.
Hugman: Charles Eady.
Hull: Charles.
Humphreys: Charles.
Hunt: Frederick Cope.
Hunt: Frederick William H.
Hunt: Henry Arthur.
Hunt: Josiah.
Hunter: Cecil.
Huxley: Walter Freeman.

I'Anson: Edward Blakeway.
Ingram: Henry Law.
Inman: Marshall Nisbet.
Inman: William Nutter.

Jenkinson: William Wilberforce.
Johnson: Henry.
Jonas: Henry.
Jones: Charles.
Jones: Charles Frederick.
Jones: Frederick Herbert.
Jones: Henry Arthur.
Jones: Thomas.
Jopling: Joseph.
Joseph: Delissa.

Kedgley: Charles.
Keirle: Robert.
Kennedy: James.
Kerl: William James.
Kersey: Alexander Henry.
King: Alfred.
Koch: John Godfrey.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Lacey: John Turk.
Lambert: Godfrey Charles.
Lambert: William.
Lang: Charles Augustus.
Laurance: Walter.
Lawrence: William Robert.
Leane: George Henry.
Leaning: John.
Lee: Charles Williams.
Lee: Frederick.
Lee: John Wilfrid.
Lee: Philip Shirling.
Lee: Sydney Williams.
Leonard: Henry Holmes.
Le Rossignol: Francis.
Letts: Thomas Hollins.
Lightfoot: Francis Lowry.
Lines: Richard Samuel.
Littlewood: Lionel.
Lockyer: Gilbert Edward
Lofts: Henry.
Lofts: Henry Fairlam.
Lovegrove: Henry.
Low: Robert John.
Lowe: Charles Harlowe.

MacCallum: Alexander Duncan.
McKie: Hugh Unsworth.
Mallett: William Robert.
Mann: Charles John.
Mann: James Bagshaw.
Mann: Robert Bagshaw.
Mann: Robert Wilks.
Marks: Hyman.
Marr: James.
Marriott: George Wharton.
Martin: George Dennis.
Martin: Howard.
Masterman: George Hughes.
Mathews: Joseph Douglas.
Matthews: William.
Maude: Raymond William.
Meade: Thomas de Courcy.
Mellenfield: James Henry.
Mellor: Thomas Henry.
Middleton: Reginald Empson.
Migotti: Alphonzo.
Milliard: Edward.
Millar: Charles William.
Mixer: Edward.
Monckton: Henry Percival.
Monier-Williams: Stanley Faithful.
Montagu: Henry Havelock.
Moody: Thomas.
Moore: Alfred.
Moore: Harold Edward.
Morris: George Field.
Morris: Harold George.
Mould: Graham Harley.
Muller: John Joseph.
Mundy: Thomas Edward.
Murray: William.

Neale: George James.
New: Edward Vorley.
Newman: Arthur Harrison.
Newman: Charles Henry.
Newmarch: Henry Charles.
Newson: Harry Carss.
Nichols: Daniel Cubitt.
Member of Council.
Nicholson: Anselm.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Nicholson: William Abernethy.
Norman: James Maurice.
Norman: William Horace.
North: George.
Northcroft: Henry.
Notley: Richard Albert.
Notley: Robert Pledge.

Oakley: Christopher,
Member of Council.
Oakley: John Hubert.
Ogden: Michael Guy.
Orgill: John Berwick.
Orr: Cecil.

Page: Robert.
Pain: Coard Squarey.
Pain: William.
Paine: Edward Jabez.
Parker: Charles Alfred.
Parker: Stanley.
Parnacott: Alfred.
Parr: Samuel.
Parr: Samuel George.
Parry: Richard.
Paull: Alan.
Payne: Alexander.
Peck: William Roland.
Penfold: John Wornham,
Honorary Secretary.
Perriam: Alfred Joseph.
Pethei: Harry.
Pilditch: Philip Edward.
Pinks: Edwin Charles.
Poston: Henry.
Powell: Frederick Atkinson.
Pownall: George Harry.
Price: Thomas William.
Pridmore: Albert Edward.
Pridmore: Arthur Stirling.
Protheroe: William Henry.
Purchase: Edward Keynes.
Purves: Peter.

Ranson: Thomas Robert.
Rawlins: Henry Adair.
Rawlins: William.
Read: George Huntly.
Reddall: David Gadsden.
Rees: William Andrew.
Reid: Patrick Sandeman.
Rex: Francis Herbert.
Rex: William.
Richards: Alfred.
Richards: Henry.
Richards: Henry Brinley.
Richards: Thomas Robert.
Richards: William.
Richardson: Oliver Archer.
Richmond: Walter Coleridge.
Rickman: Thomas Miller,
Member of Council.
Riddle: Frederick Henry Brimble.
Roberts: Charles Quincey.
Roberts: Henry Croydon.
Roberts: Richard.
Robins: Edward.
Robins: Edward Cookworthy.
Robinson: Charles Edward.
Robinson: Henry.
Robson: Edward Robert.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Rogers: William Bennett.
Roods: Alfred.
Rooke: Alfred Bradley.
Ruault: John Gustave Peter.
Rudkin: Arthur John.
Rumble: Harry Humphrey.
Rüntz: Ernest Augustus.
Russell: Murray Lawrence.
Rushworth: Edmund Walter.
Rutley: Charles.
Rutley: Frank.
Ryan: William Patrick.
Ryde: Arthur Lyon.
Ryde: Charles Bertram.

Sadler: George William, Jun.
St. Quintin: Perry.
St. Quintin: Richard Samuel
Sanday: George Henry.
Saunders: Cecil George.
Saunders: Charles Herbert.
Saunders: Edward.
Saunders: Martin Luther.
Saunders: Rutland.
Savill: Alfred.
Savill: Alfred, Jun.
Savill: Edwin.
Selby: Charles Frederic.
Selby-Bigge: Chas. P. O.
Shackle: Edward Neild.
Sheppard: Ernest.
Sherrin: John Lester.
Sherwin: Joseph Henry.
Shilcock: James.
Shone: Isaac.
Shoppee: Charles Herbert.
Shoppee: Charles John,
Past-President.
Simms: Walter.
Single: Arthur.
Skitt: Arthur.
Slade: James Benjamin.
Smallpeice: George Baker.
Smith: Edward.
Smith: Frank Adams.
Smith: Frederick Robert.
Smith: Henry.
Smith: Henry Herbert.
Smith: John Moore.
Smith: Percy Pyne Caldecott.
Smith: Sidney Robert James.
Snelling: Henry.
Squarey: Elias Pitts,
Past-President.
Squarey: Newell William Pitts.
Squire: Richard.
Stanger: Samue Arthur.
Stanham: George Gordon.
Stedman: Charles Mason.
Stephenson: Charles William.
Stevens: Charles Vivian.
Stevens: John William
Stevens: William Charles.
Stevenson: Edmund Herbert.
Steward: Herbert Thomas,
Member of Council.
Stock: Henry.
Stokes: Frederick Vincent.
Stoner: Alfred.
Street: William Charles.
Strudwick: Hayward James.
Strudwick: William Henry.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows :—

Strutt, Hon. Edward Gerald.
Swain: Ernest.
Swain: Frank.

Tabberer: Benjamin.
Tanner: Henry.
Tapp: Arthur.
Tasker: Henry Hugh.
Tatham: George Henry.
Taylor: Arthur William.
Taylor: Edward Fergusson.
Taylor: John Herbert.
Taylor: Richard Frederick.
Tewson: Edward.
Tewson: Edward Arthur.
Theobald: Henry.
Theobald: Henry Wells Dewhurst.
Thomas: John Henry.
Thompson: Arthur Edward.
Thompson: George William.
Thurgood: Herbert John.
Thurgood: William Henry.
Thynne: Edward Lewis.
Thynne: Frederick George.
Thynne: Guy Harry.
Tidman: Edward.
Tootell: Richard William.
Trafford: Frederick Charles.
Treadwell: Henry John.
Trist: John William.
Trollope: Charles Brown.
Trollope: Henry Charles.
Trumper: John Alfred.
Trumper: Richard.
Tubbs: Walter Burnell.
Tuckett: Philip Debell.
Turner: Thomas Neve.
Tunley: George.
Tyler: James William.
Tyser: Richard.

Vaizey: John George.
Venables: Frederick.
Vernon: Arthur,
Member of Council.
Vigers: Astley.
Vigers: Edward.
Vigers: Leslie Robert.
Vigers: Martin.
Vigers: Robert,
Vice-President.

Wadling: Henry John.
Wadmore: Beauchamp.
Wagstaffe: Thomas Rogers.
Walcott: Lyons Roden Sympson.
Walker: Robert.
Walker: Samuel.
Wallace: George.
Walmisley: Arthur Thomas.
Ward: George.
Warner: Alfred Ernest.
Warner: William Henry.
Waters: William Richard.
Watney: Daniel,
Vice-President.
Watney: Dendy
Watney: Walter Daniel.
Watson: Alfred.
Watts: Charles.
Weatherall: Henry.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows :—

Weaver: William.
Webb: William.
Wharton: Thomas George.
Whitaker: George.
White: William Henry.
Whiteley: Charles Percy.
Widnell: Frederick Grainger.
Wilkinson: George Ayscough.
Wilkinson: George Herbert.
Williams: Leonard James.
Williams: William Herbert.
Wilson: Sir Jacob.
Wilson: Stephen Barton.
Wilson: William Henry.
Withall: Latham Augustus.
Withall: Richard Augustus.
Wood: Charles Bruce.
Wood: Henry.
Wood: John Daniel.
Woodbridge: Stephen, Jun.
Woods: Henry.
Woods: Thomas.
Woodthorpe: Edmund.
Woodward: William.
Wreathall: Robert T.
Wright: George Thomas Green.
Wrightson: Arthur Frederick.

York: Henry.
Young: Andrews.
Young: Douglas.
Young: Morgan Henry.
Young: Thomas.

Professional Associates :—

Abrams: Benjamin Percy.
Andrews: Walter Ely.
Assiter: Harry G.
Aylen: Cecil Hugh.

Balding: Albert.
Ball: James Benjamin.
Bate: William Henry.
Beadel: Henry Grant.
Beadel: Maurice Frederick.
Bousfield: Edwin Vaughan Davenport.
Briggs: John.
Brown: George Turville.
Brown: William Arthur.
Brown: Wm. Lobin Trant.
Buckland: William Thomas.
Bulbeck: George.
Burder: Reginald John Campbell.
Buss: Fleetwood George William.

Cardall: Frederic William.
Carter: Alfred Presley.
Chalcraft: Henry Terrell.
Chapman: Vaughan Godfrey St. John.
Clayden: Walter.
Collier: Arthur Charles.
Cooke: Lionel.
Cooke: William George.
Cooper: Alfred William.
Cope: Henry James.
Cresswell: John Theodore Rose.
Crier: John Thomas.
Cross: Arnold Charles Martin.
Crouch: James Leonard.
Cudlipp: William.
Cumberbatch: Carlton Parry.

LONDON AND NEIGHBOURHOOD—*continued.*

Professional Associates:—

Daffarn: Thomas Alfred.
Davies: David Thomas.
Dawson: Walter Henry.
Debenham: Frederic Kersey.
Drew: Allen.

Eason: Edward William.
Easton: Walter John.
Evered: Gilliebrand Elwin.
Everett: Arthur Sherman.

Few: Harry Garrard.
Fitness: John Francis.
Fitt: Harry Charles.
Fletcher: George Rivers.
Fletcher: Herbert Phillips.
Ford: Solomon.
Foster: James Herbert Furmedge.

Galsworthy: Vincent Somers.
Garrard: Arthur Norman.
Gotte: William Joll.
Gow: James.
Grant: Joseph.
Green: Edmund Horace.
Green Frederick Algernon.
Green: James Henry Townsend.
Greenop: Edward.
Grimes: Ralph Fearon.

Hales: Arthur John.
Hamilton: John Paynter.
Hampton: George Frederick William.
Harding: Frederick Allcroft.
Harper: Edgar Josiah.
Hebden: George Radcliffe.
Hedger: Arthur Constantine.
Hellicar: George Thomas.
Henry: Edward Hugh.
Hicks: Stanley.
Holmes: James Thomas.
Howell: Ernest John.

Jarman: Frank Wilmot.
Jeffree: Sydney.
Jessett: Charles.
Jessett: Charles Edward Vernon.
Johnson: Bernard Marr.
Jordan: George Henry.
Jull: William Vincent.

King: William Isaac.
Knight: George Edward.

Lancaster: John Roy.
Lansdown: George Arthur.
Larkin: Richard Webster.
Leaning: Henry John.
Lewis: Arthur Llewelyn.
Lightfoot: John George.
Lovesay: William.
Lowe: Charles Robert.
Lucas: Joseph.
Lumley: Julian Arthur.
Lynch: James Henry.

Macer: Alfred Thomas.
Maddox: Harry Edward.
Martin: Samuel.
Mason: Charles William Hayley.

LONDON AND NEIGHBOURHOOD—*continued.*

Professional Associates:—

Melrose: Frank.
Merrett: James.
Monson: Henry John.
Morris: Richard Percival.
Morrison: Daniel.
Moss: Thomas Walter.

Newman: Samuel Frank.
Norman: James Noel.

Oakley: Christopher Percival.
Ouvry: Peter Arnold.

Pearce: Fred. W.
Pearce: Frederick William.
Pearce: William John.
Perks: Sydney.
Pewtress: Herbert Wilmshurst.
Phillips: John Henry.
Physick: Walter Frederick.
Pinder: Richmond.
Potter: Herbert George.
Preston: Samuel David.
Price: Richard Arnold.
Puckridge: Percival Martin.

Roberts: Charles Gordon.
Robinson: Henry Herbert.
Robinson: James Thomas.
Ross: David James.
Ruddle: Frank J.

Sabin: Joseph Henry,
Professional Associate of Council.
Satchell: Herbert Arnold.
Saunders: Samuel Brown.
Seddon: George Farquharson.
Selby: Frank.
Selby-Bigge: Charles P. O.
Sexby: John James.
Sherry: Nathaniel.
Skingle: Alfred.
Slade: Isaac.
Smith: James.
Smyth: Edward,
Professional Associate of Council.
Soutter: Ernest.
Stacey: William.
Stainton: Francis Charles.
Stenning: Percy Haines.
Stevenson: Frederick J.
Stower: Joseph.
Sturgess: John Moore.
Summerfield: Joseph Charles.

Taylor: George.
Tee: Samuel Clifford.
Thompson: Alfred.
Thurgood: Ernest Charles.
Tory: John Edward.
Townsend: George James.
Tuckett: Percival Fox.
Tyler: William Bott.

Verity: Ernest George.

Wain: George Sparrow.
Waldram: Robert Edward.
Walker: Leon Victor.
Warton: Wilfred.
Watson: George.

LONDON AND NEIGHBOURHOOD—*continued.*

Professional Associates:—

Watson: William James.
Webster: Hugh Calthrop.
Wells: Edward Ogbourn.
Wells: William Henry.
West: Charles Henry Edward.
Weston: George.
Wheeler: Charles Trevor Ogle.
Wheeler: John Henry.
Whitaker: Ernest Victor.
Willoughby: Charles William.
Wilson: John Hayes.
Wonnacott: Ernest Wm. Malpas.
Woods: Arthur George.
Woodward: Walter Henry.
Worthington: James Scott.
Wyles: John Walter.

Associates:—

Bankes: John Eldon.
Barnes: George Frederick.
Barry: John Wolfe, C.B.,
Associate of Council.
Batten: John Winterbotham.
Beale: James Samuel.
Bidder: George Parker, Q.C.
Birch: Robert William Peregrine.
Boulger: George Edward Simonds.
Bramwell: Sir Fredk. Joseph, F.R.S.
Bund: John W. Willis.

Cadell: George.
Castle: Edward James, Q.C.
Clarke: Sir Edward, Q.C., M.P.
Clarke: Ernest.
Clode: Walter.
Clutton: Hubert Spencer.
Cripps: Charles Alfred, Q.C.

Dowden: Walter Alfred Allen.
Druce: Samuel Benjamin Large.

Emden: T. Walter L.

Fowler: Sir John.
Freeman: George Mallows.
Freshfield Edwin.
Freshfield: William Dawes.

Grantham: Richard Fuge.
Gully: William Court, Q.C., M.P.

Hamilton: Henry Best Hans.
Hamond: Thomas Astley Horace.
Hudson: Alfred Arthur.

James: Sir Henry, Q.C., M.P.

Leworthy: John Henry.
Littler: Ralph Daniel Makinson, Q.C.

Marriott: The Right Hon. Sir William Thackeray, Q.C., M.P.
Marshall: Frederick.
Mence: Phillip Allan.
Moulton: John Fletcher, Q.C., M.P.
Munton: Francis Kerridge.

Pollard: Edward Hutchinson.
Pope: Samuel, Q.C.

LONDON AND NEIGHBOURHOOD—*continued.*

Associates:—

Rees: John Charles.
Rew: Robert Henry.
Rickards: Arthur George.
Rigg: Herbert Addington.
Ryde: Walter Cranley.

Shoppee: Gerald Augustine.
Sladen: St. Barbe.
Statham: William Arnold.
Stephens: Pembroke S., Q.C.
Stevens: William Richard.
Sutton: Henry.

Thomas: George James.

Walker: James Douglas, Q.C.
Warren: Reginald Augustus.
Webster: Sir Rchd. Everard, K.C.M.G., Q.C., M.P.,
Associate of Council.
Wheeler: Thomas Whittenbury, Q.C.
White: His Honour Judge Frederick Meadows, Q.C.
Will: John Shiress, Q.C., M.P.
Winckworth: Lewis.

MONMOUTHSHIRE.

DIXTON.
Fellow:—
Wanklyn: Phillip Endell.

MONMOUTH.
Fellow:—
Powell: Frederick Atkinson.

NEWPORT.
Fellows:—
Graham: Arthur Gore.
Graham: William.
Hitchcox: William.
Rees: William George.
Tanner: William.
Professional Associate:—
Griggs: Henry Jenner.

PONTYPOOL.
Fellow:—
Llewellin: David Morgan.

NORFOLK.

ATTLEBOROUGH.
Fellows:—
Bacon: Frank Mace.
Bacon: Horace.
Salter: William Herbert.

CASTLE RISING.
Fellow:—
Beck: Arthur Clement.

COSTON.
Fellow:—
Atkins: Sydney George.

NORFOLK—*continued.*

DISS.
Fellow:—
Gaze; Thomas William.

DOWNHAM MARKET.
Fellow:—
Hawkins: Charles.

EAST DEREHAM.
Fellow:—
Ireland: Edwin Benjamin.

EAST RAYNHAM.
Fellow:—
Gayford: Henry John.

FUNDENHALL.
Fellow:—
Bailey: Harry David Chinery.

HORSTEAD.
Fellow:—
Falcon: Michael.

KIRBY-CANE.
Fellow:—
Upcher: Edward Berners.

KING'S LYNN.
Fellows:—
Wilkin: Horace Martin.
Wright: William Edward.

NORWICH.
Fellows:—
Beck: Edward William.
Hornor: Charles Jared.
Hornor: Francis.
Mills: Samuel Mealing.
Morgan: Benjamin Brauford.
Rose: Thomas.
Scott: Augustus Frederic.
Scriven: Charles Herbert.
Spelman: Clement Charles Rix.
Professional Associates:—
Forster: Walter Hill.
Spelman: William Wilton Rix.

RAYNHAM.
Fellow:—
Davey: John George Ellis.

SANDRINGHAM.
Fellows:—
Beck: Arthur Clement.
Beck: Frank Reginald.

THETFORD.
Fellow:—
Barker: Caleb.
Professional Associate:—
Menzies: Robert.

WEST RUDHAM.
Fellow:—
Freuer: William.

NORTHAMPTONSHIRE.

BRACKLEY.
Professional Associate:—
Marriott: Cecil Wynn.

CASTOR.
Professional Associate:—
Staunton-Wing: George.

HORTON.
Fellow:—
Cave: Thomas Newman.

KETTERING.
Fellow:—
Bolam: Charles Godfrey.

NORTHAMPTON.
Fellows:—
Cave: Henry H.
Law: Edmund.
Merry: Thomas.
Scriven: Richard George.

OVERSTONE.
Fellow:—
Dickson: Thomas Arthur.

PETERBOROUGH.
Fellows:—
Edwardes: Charles Bidwell.
Laurance: John.
Lyster: Thomas Rice Somerville.
Norton: Thomas Herbert.

THRAPSTONE.
Fellow:—
Bletsoe: Henry Hopkinson.
Professional Associate:—
Wright: Thomas Hawkins.

WELLINGBOROUGH.
Fellow:—
Cutlan: John Ellis.

NORTHUMBERLAND.

ALNWICK.
Fellows:—
Tomlinson: Thomas.
Wheler: Edward Galton.
Wilson: Sir Jacob.

BOTHAL.
Fellows:—
Sample: Thomas.
Sample: William Collings.

GOSFORTH.
Fellow:—
Aynsley: Robert John.

MATFEN.
Fellow:—
Sample: Charles Herbert.

NORTHUMBERLAND—*continued.*

NEWBURN-ON-TYNE.
Professional Associate:—
Taylor: Harry William.

NEWCASTLE-UPON TYNE.
Fellows:—
Armstrong: Thomas John.
Bolam: William Thomas.
Forsyth: Thomas Hills.
Nicholson: Thomas Cooke.
Taylor: John William.
Professional Associate:—
Allen: John Parnell.

WYLAM.
Fellow:—
James: Christian Hugh.

NOTTINGHAMSHIRE.

BABWORTH.
Fellow:—
Parkin: William.

BEESTON.
Fellow:—
Bowley: John Cross.

CLIFTON.
Fellow:—
Haynes: Henry.

EAST BRIDGFORD.
Fellows:—
Beaumont: Charles.
Beaumont: George.

EPPERSTONE.
Fellow:—
Huskinson: William Lambe.
Professional Associate:—
Huskinson: Thomas William.

MANSFIELD.
Fellows:—
Turner: Frederick John.
Vallance: Robert Frank.
Professional Associate:—
Butterworth: Josiah.

NEWARK-UPON-TRENT.
Fellow:—
Bailey: William Smith.

NORTH COLLINGHAM.
Professional Associate:—
Hawes: Frederick Kirk.

NOTTINGHAM.
Fellows:—
Barnes: John William James.
Calvert: Arthur Richard.
Evans: Robert.
Hine: George Thomas.
Jackson: Frederick William.
Walker: Herbert.
Walker: Joseph.
Professional Associates:—
Leverton: Frank John Waldemar.
Payne: William Percy.

NOTTINGHAMSHIRE—*continued.*

NUTTALL.
Fellow:—
Taylor: Samuel.

OLLERTON.
Fellows:—
Bell: Joseph Askew.
Wordsworth: Robert Walter.

OSBERTON.
Fellow:—
Lister-Kaye: Charles Wilkinson.

RADCLIFFE-ON-TRENT.
Fellow:—
Morris: Charles.

RETFORD.
Fellow:—
Walker: Joshua.

SOUTH COLLINGHAM.
Fellows:—
Wigram: John.
Woolley: Reginald.
Woolley: Thomas Cecil Smith.

WOLLATON.
Fellows:—
Wright: Charles William.
Wright: William.
Member of Council.

WORKSOP.
Fellow:—
Turner: Thomas Warner.
Professional Associate:—
Bower: Arthur Wentworth Chivers.

OXFORDSHIRE.

BICESTER.
Fellows:—
Holiday: Frederick Dean.
Little: William Davis.
Professional Associate:—
Holiday: Percy Cave.

HENLEY-ON-THAMES.
Fellows:—
Simmons: Charles.
Simmons: Charles Franklin.
Simmons: William Anker.

KIDLINGTON.
Fellow:—
Scroggs: William.

MIDDLE ASTON.
Professional Associate:—
Little: Henry.

OXFORD.
Fellows:—
Castle: Arthur.
Field: Francis Hayward.
Galpin: Charles Alexander.
Lightfoot: Henry Le Blanc.
Professional Associates:—
Castle: Harold.
Rose: Edward Joseph.

OXFORDSHIRE—*continued.*

TETSWORTH.
Fellow :—
Watson: John.
Professional Associate :—
Watson: James Bruce.

WITNEY.
Fellow :—
Habgood: Henry Charles.
Professional Associate :—
Bateman: Arthur Charles.

RUTLANDSHIRE.

OAKHAM.
Fellows :—
Royce: David Needham.
Royce: John.

SHROPSHIRE.

ASTON-ON-CLUN.
Fellows :—
Ward: Felix John.
Wooler: Walter Hernaman.

BARROW.
Fellow :—
Thursfield: Thomas Howells.

BRIDGNORTH.
Fellows :—
De Wend: William Fenton.
Southwell: Charles Josiah.
Wyley: Henry James.

CHIRBURY.
Fellow :—
Morris: Edward Henry.

CLEOBURY NORTH.
Fellow :—
Dodgson: Wilfred Longley.

ELLESMERE.
Fellow :—
Tower: Brownlow Richd. Christopher.

KNOCKIN.
Fellow :—
Griffiths: Edward, Jun.

LEATON.
Fellow :—
Hickman: Thomas.

LUDLOW.
Fellows :—
Dodgson: Wilfred Longley.
Fenn: Thomas.

LYDBURY NORTH.
Fellow :—
Newill: Robert Henry.

SHROPSHIRE—*continued.*

OSWESTRY.
Fellow :—
Lawford: William Robinson.

SHIFNAL.
Fellow :—
Lane: Cecil Newton.

SHREWSBURY.
Fellows :—
Bather, John T.
Burd: Laurence.
Burd: Timotheus Henry.
Davis: Alfred Thomas.
Evans: William Ernest.
Hall: William Timothy.
Owen: Henry.
Wyley: William John.
Professional Associates :—
Armytage: Francis Reginald.
Salt: Reginald Nowell.

UPPINGTON.
Fellow :—
Ashdown: Augustus Harding.

WHITCHURCH.
Fellow :—
Palamountain: Joseph William.

SOMERSETSHIRE.

BATH.
Fellows :—
Farwell: Frederick George.
Silcock: Thomas Ball.
Spackman: Charles Chantry.
Spackman: Henry.
Professional Associate :—
Thomas: Edward Morgan Dawson.

BRUTON.
Fellow :—
Bennett: Thomas Oatley.

DULVERTON.
Fellow :
Oakley: Edward Benjamin.

HUTTON.
Fellow :—
Edwards: Arthur Phippen.

KEYNSHAM.
Fellow :—
Daniel: Harry Augustus Hood.

LONG ASHTON.
Fellow :—
Walker: Joseph Arthur.

MISTERTON.
Fellows :—
Combes: Cyrus.
Parsons: Henry.
Parsons: Robert Maurice Peters.

SOMERSETSHIRE—*continued.*

NORTH CURRY.
Fellow :—
Peard: John Grigg.

NYNEHEAD.
Fellow :—
Bailey: Stephen.

SHEPTON MALLET.
Fellows :—
Heard: Herbert.
Wainwright: Charles Rawlinson.

SOUTH PETHERTON.
Fellow :—
Hebditch: William Benjamin.

TAUNTON.
Fellows :—
Hussey: Frank Tooze.
Knollys: James Edward.

WELLS.
Fellows :—
Hippisley: Edwin.
Hippisley: Edwin Maggs.
Hippisley: William John.

WESTON-SUPER-MARE.
Fellows :—
Mylne: William John Home.
Wooler: Walter Hernaman.

WILLITON.
Fellow :—
Andrew: Thomas Hawkes.

STAFFORDSHIRE.

BRERETON.
Fellow :—
Hussey: Robert.

BURTON-ON-TRENT.
Fellow :—
Winterton: Wm. Moxon.

ENDON.
Fellow :—
Heaton: George Herbert.

HANLEY.
Fellow :—
Forshaw: Edward.

KEELE.
Fellow :—
Boothby: Henry Vernon.

LICHFIELD.
Fellows :—
Inge: Charles Henry.
Winterton: Harry John Campion.

STAFFORDSHIRE—*continued.*

LITTLE INGESTRE.
Fellow :—
Mynors: Walter Charles Towers.

PENKRIDGE.
Fellow :—
Foden: Edward Antrobus.

STAFFORD.
Fellows :—
Sandy: Henry.
Turnor: Exsuperius Weston.
Professional Associate :—
Joyce: Harry Ward.

STOKE-UPON-TRENT.
Fellow :—
Lynam: Charles.

TAMWORTH.
Fellow :—
Arnold: William.
Professional Associate :—
Bidwell: Shelford.

UTTOXETER.
Fellow :—
Hardy: Richard Thomas Ash.

WEST BROMWICH.
Fellow :—
Eayrs: John Thomas.

WOLVERHAMPTON.
Fellows :—
Duncalfe: Henry George.
Nock: Benjamin Bowen.
Professional Associate :—
Vale: Henry.

SUFFOLK.

BECCLES.
Fellow :—
Pells: Arthur.

BURY ST. EDMUNDS.
Fellows :—
Blencowe: George.
Scott: Henry Lacy.

EYE.
Fellow :—
Garrard: Norton Burroughs.

HAVERHILL.
Professional Associate :—
Rand: John.

HORSECROFT.
Fellow :—
Simpson: Robert Thomas.

SUFFOLK—*continued.*

IPSWICH.
Fellow :—
Spurling: Henry.
Professional Associates :—
Bond: Frederick George.
Haigh: Thomas Frederick.
Turner: Percy.

LAVENHAM.
Professional Associate :—
Scott: Thomas.

LIVERMERE.
Fellow :—
Fergusson: James.

LOWESTOFT.
Fellow :—
Pells: Arthur.

NEWMARKET.
Fellow :—
Boa: Andrew.

SOMERLEYTON.
Fellow :—
Rix: George Kerry.

SUDBURY.
Fellow :—
Coote: George.

TUNSTALL.
Professional Associate :—
Cheney: Edwin John.

WOODBRIDGE.
Professional Associates :—
Arnott: John.
Gardner: Gilbert.

SURREY.

ADDLESTONE.
Fellow :—
Dash: Thomas Alexis.

CHERTSEY.
Professional Associate :—
Waterer: Clarence.

COBHAM.
Associates :—
Seth-Smith: Archibald.
Seth-Smith: Hugh Garden.

DORKING.
Fellows :—
White: Charles Alexander.
White: James Alexander.

ENGLEFIELD GREEN.
Fellows :—
Bond: Erasmus.
Menzies: William.
Simmonds: Frederick.

SURREY—*continued.*

FARNHAM.
Fellows :—
Eggar: James Alfred.
Nash: Alfred James.
Professional Associate :—
Williams: William Welsby.

GODALMING.
Fellow :—
Mellersh: Alfred William.

GOMSHALL.
Professional Associate:—
Baker: Cecil Cautley.

GUILDFORD.
Fellows :—
Drewitt: George.
Ellis: Ernest Harold.
Lee: William.
Messenger: William Harry.
Smallpiece: George Baker.
Professional Associate:—
Hewett: George Thompson.

HORSLEY (EAST).
Professional Associate:—
Sowels: William Clowes.

KINGSTON-ON-THAMES.
Fellows :—
Dawson: John George.
Horsfield: J. Nixon.
Page: George Frederick.
Phillips: William Edwin.

LEATHERHEAD.
Fellow :—
Noel: Byron Bruce.

MITCHAM.
Fellow :
Chart: Robert Masters.

MOLESEY (EAST).
Fellow :—
Moore: Algernon.

OXTED.
Fellow :—
Osenton: George, Jun.

REDHILL.
Fellow :—
Stacey: Harrie.
Professional Associate :—
Mew: Robert Heath.

SURREY—*continued.*

REIGATE.

Fellows :—
Bellingham: Archibald Turner.
Burchell: Sidney Herbert.
Clutton: Henry.
Clutton: Ralph William.
Dyball: Sextus.
Lees: John.
Pym: George Edwin.

Professional Associates :—
Morrison: Gerard Donald.
Thornton: William Henry.

RICHMOND.

Fellows :—
Chancellor: Albert.
Houghton: John Pounds.
Maynard: Edward.
Slater: Charles Frederick.

Professional Associates :—
Crookes: Charles Reginald.
Jenkinson: John.
Partridge: Edward John.
Sturley: Arthur Dyson.

SOUTH NUTFIELD.

Professional Associate :—
Norris: Edward James.

WALTON-ON-THAMES.

Fellow :—
Dash: Roland Ashford.

WEYBRIDGE.

Fellow :—
Synge: Edward Millington.

Professional Associate :—
Rigden: Charles Furner.

SUSSEX.

BIGNOR.

Associate :—
Benthall: Edward John.

BRIGHTON.

Fellows :—
Ingram: Walter Fielde.
Parsons: Frederick Cecil.
Quick: Frederick William.
Welch: Frederick William.
Wilkinson: Thomas.

Professional Associates :—
Cox: Reginald John.
Mellor: James Frederick.
Udny: Augustus Charles.

Associate :—
Wing: Thomas Twining.

CHICHESTER.

Fellows :—
Hobgen: Francis Neale.
Hobgen: Thomas Cecil.
Wyatt: Oliver Newman.

SUSSEX—*continued.*

CRAWLEY.

Fellow :—
Wood: William.

Professional Associate :—
Taylor: George.

EASTBOURNE.

Professional Associates :—
Johns: Percy.
Woolnough: John William.

EAST GRINSTEAD.

Fellow :—
Turner: Charles.

FIRLE.

Professional Associate :—
Scarlett: Harry.

HAILSHAM.

Fellow :—
Burtenshaw: Albert.

HASTINGS.

Fellows :—
Davey: Henry Thomas.
Dray: Alfred.
Martin: Thomas.
Welch: Frederick William.
Wilkinson: Thomas.
Woodhams: James

Professional Associate :—
Miller: George Frederick.
Saker: Sydney.

HAYWARD'S HEATH.

Fellow :—
Bannister: Thomas.

Professional Associate: —
Bannister: Tom Harrison Caffyn.

HORSHAM.

Fellows :—
Chasemore: Philip.
King: Frank Hulme.

HOVE.

Fellow :—
Hudson: Edward William.

LEWES.

Fellows :—
Card: Henry Curtis.
Ingram: Walter Fielde.
Morris: Herbert.
Powell: Hubert John.
Powell: Reginald Henry.

Professional Associate :—
Card: Henry.

LITTLEHAMPTON.

Fellow :—
Howard: Harry.

ORE.

Associate :—
Williams: Thomas D.

SUSSEX—*continued.*

PETWORTH.
Fellows:—
Taylor: Matthew.
Watson: Herbert Edward.

PEVENSEY.
Fellow:—
Beard: Edwin Thomas.

RYE.
Fellow:—
Reeve: Kingsnorth.

ST. LEONARD'S.
Professional Associate:—
Kennett: Charles Arthur.

SOUTHWATER.
Fellow:—
Smith: Sidney.

UCKFIELD.
Fellow:—
Colgate: Thomas.

WADHURST.
Fellow:—
Austen. Frank.

WARWICKSHIRE.

ALCESTER.
Fellow:—
Raikes: Col. George Whittington.

BIRMINGHAM.
Fellows:—
Arnold: William.
Bettridge: Edward.
Bickerton-Williams: Edward.
Clarke: Richard.
Couchman: Robert Edward.
Fowler: Gerard Edmund.
Fowler: Henry.
Fowler: Richard.
Fowler: William.
Gibson: Denston.
Godfrey: Robert.
Grimley: Edwin Fearn.
Grimley: Thomas.
Hadley: Frank.
Hedley: Robert Wilkin.
Hendriks: Henry.
Holbeche: Robert Neville.
Jenkins: Oswald.
Kenwrick: George.
Ludlow: Walter Robert.
Mason: William Arthur.
Mathews: George Spencer.
Pemberton: Charles Oliver Paget.
Robins: William Henry.
Roderick: John.
Smith: Frank.
Willmot: George Dyott.
Willmot: John.

WARWICKSHIRE—*continued.*

EDGBASTON.
Fellow:—
Mathews: William.
Professional Associate:—
Mathews: Lewis Osler.

KENILWORTH.
Fellow:—
Whittendale: James.

LEAMINGTON.
Fellow:—
Fayerman: George Metcalfe.
Professional Associates:—
Roney-Dougal: John Dougal.
Sly: Joseph Townson.

LEEK WOOTTEN.
Fellow:—
Donne: Henry.

MILVERTON.
Fellow:—
Smith: Frank William.

NUNEATON.
Fellow:—
Evans: Walter Pearson.
Professional Associate:—
Staley: Albert Henry.

STRATFORD-ON-AVON.
Fellow:—
Deer: Edward.

WARWICK.
Fellows:—
Couchman: Henry Boteler.
Fosbery: William Thomas Exham.
Margetts: John William.

WESTMORELAND.

KENDAL.
Fellows:—
Banks: John.
Hoggarth: Arthur.
Hoggarth: Edwin.
Webster: Alexander.

KIRKBY LONSDALE.
Fellow:—
Punchard: Frederick.

LOWTHER.
Fellow:—
Formby: Geoffrey Oswald.

MILNTHORPE.
Fellow:—
Holme: John.

WILTSHIRE.

CHIPPENHAM.
Fellows:—
Holloway: Thomas.
Marshall: Lionel Hasler.
Napier: Henry Burroughes
Smith: Henry Herbert.
Watkins: Robert Arundel.
Professional Associate:—
Brinkworth: Robert Edwin.

DEVIZES.
Fellow:—
Canning: William Browne.

DOWNTON.
Fellows:—
Squarey: Elias Pitts,
Past-President.
Squarey: Newell William Pitts.
Associates:—
Fream: William.
Wrightson: John.

MARLBOROUGH.
Fellows:—
Jeans: Mark.
Pattisson: Jacob Luard.

PEWSEY.
Fellow:—
Ferris: George.

SALISBURY.
Fellows:—
Bath: Fred.
Canning: William Browne.
Gater: Caleb William.
Hannen: Reginald St. John.
Rawlence: Ernest Alfred.
Rawlence: James.
Rawlence: James Edward.
Rigden: Francis.
Rigden: Henry William.
Squarey: Elias Pitts,
Past-President.
Squarey: Newell William Pitts.
Waters: Edward.
Woolley: John Turton.

SWINDON.
Fellows:—
Bishop: Charles.
Pritchett: Ellis Herbert.

TISBURY.
Fellow:—
Combes: Cyrus.

TROWBRIDGE.
Fellows:—
Foley: John Howard.
Mundy: Herbert.
Professional Associate:—
Snailum: Walter Wadman.

WILTSHIRE—*continued.*

WINCHESTER.
Fellow:—
Smith: George Alfred.

WOOTTON-BASSETT.
Fellow:—
Trepplin: Ernest C.

WORCESTERSHIRE.

BALSALL HEATH.
Professional Associate:—
Perkins: Joseph.

BROMSGROVE.
Fellow:—
Sanders: Thomas.

DODDERHILL.
Fellow:—
Green: John.

EVESHAM.
Fellows:—
Righton: Edward Grantham.
Smith: William.

KIDDERMINSTER.
Fellow:—
Joseland: Charles.

KINGS NORTON.
Fellow:—
Tomson: James John.

MADRESFIELD.
Fellow:—
Stallard: William.

MALVERN LINK.
Fellow:—
Stallard: William.

MOSELEY.
Professional Associate:—
Barclay: Thomas.

STOURBRIDGE.
Fellows:—
Fiddian: William.
King: Henry.
Professional Associates:—
Barratt: Harry.
Punchard: Frederick Burt.

STOURPORT.
Fellow:—
Clarke: Alfred Dudley.

WORCESTER.
Fellows:—
Buck: Albert,
Member of Council.
Buck: Herbert Wilson.
Everill: Frank.
Parker: William Henry.

YORKSHIRE.

ABERFORD.
Professional Associate:—
Prater: Thomas Herbert.

BALDERSBY.
Fellows:—
Gregson: William.
Peirson: George Brodrick.

BANNER CROSS.
Professional Associate:—
Wilson: Alexander Mills.

BARNSLEY.
Fellow:—
Wade: John.
Professional Associate:—
Wade: Henry.

BEDALE.
Fellow:—
Clarke: Christopher.
Professional Associate:—
Maughan: John.

BEVERLEY.
Fellow:—
Evans: William.

BINGLEY.
Fellow:—
Armistead: Richard.

BRADFORD.
Fellows:—
Clare: Edward Lovell.
Cowgill: Brian Bollans Hird.
France: Arthur Alderson.
France: Charles.
Gott: Charles.
Gott: Charles Henry.
Hindle: John.
Jackson: Samuel.
Milnes: Eli.
Smith: Frederic Ellison.
Smith: Harry Russell.
Smith: Joseph.
Smith: Wheater.
Woodhead: William Booth.
Professional Associate:—
Pochin: Thomas Clement.

BRIGHOUSE.
Fellow:—
Armytage: George John.

BRODSWORTH.
Fellow:—
Baines: Matthew Talbot.

BURTON CONSTABLE.
Professional Associate:—
Theakston: William Pease.

CLAPHAM.
Fellow:—
Bateman: John.

YORKSHIRE—*continued.*

DONCASTER.
Professional Associate:—
Peace: Alfred Lindley.

EBBERSTON.
Fellow:—
Bradley: William Edward.

GOOLE.
Fellow:—
Hobson: Harry.
Professional Associate:—
Tudor: Edward Charles Buchanan.

GUISBROUGH.
Fellow:—
Clarke: John William.

HALIFAX.
Fellows:—
Buckley: George.
Fox: Charles James.
Horsfall: Richard,
Member of Council.
Horsfall: Richard Edgar.
Jackson: Benjamin Whitehead.
Professional Associate:—
Hebblethwaite: Charles Henry.

HOVINGHAM.
Fellow:—
Hornsby: Robert.

HUDDERSFIELD.
Fellows:—
Abbey: Joe Burman.
Crowther: John Herbert.
Demetriadi: Thomas Marsden.
Dransfield: Henry Brook.
Hanson: John Henry.
Professional Associate:—
Shaw: Arthur.

HULL.
Fellows:—
Bilson: John.
Botterill: William.
Brodrick: John.
Easton: John H.
Fillingham: Edward.
Fryer: George.
Hebblethwaite: Louis.
Tiffen: John Henry.
Tiffen: Joseph.
Todd: William Henry.
Watson: John.
Wellsted: William Henry.
White: Alfred Edward.

KEIGHLEY.
Fellow:—
Broster: Robert Buck.
Professional Associate:—
Weatherhead: David Wilkinson.

KIVERTON PARK.
Fellow:—
Carrington: Thomas.

YORKSHIRE—*continued.*

LEEDS.
Fellows :—
Cundy: Hubert John.
Fenwick: Thomas.
Gott: Frank.
Hepper: John.
Jones: James William.
Newsam: Samuel Waterhouse.
Oldroyd: Linley.
Richardson: John.
Wion: Thomas.
Professional Associate:—
Muir: James.

LOWTHORPE.
Fellow :—
Pi.rcy: Henry Onslow.

MARKET WEIGHTON.
Fellow :—
Chowen: Henry Llewellyn.

MIDDLESBOROUGH.
Fellow :—
Lofthouse: Roger.

NORTON.
Fellow :—
Abbott: Robert Thomas G.

OULTON.
Fellow :—
Farrer: John.

PENISTONE.
Professional Associate :—
Hinchcliffe: John, Jun.

PONTEFRACT.
Fellow :—
Watson: John, Jun.

RAWCLIFFE.
Fellow :—
Wright: James.

REDCAR.
Fellow :—
Rutherford: James.

SEDBERGH.
Fellow :—
Dent: Ralph John.

SHEFFIELD.
Fellows :—
Ellison: Michael.
Flockton: Thomas James.
Fowler: Frederick.
Fowler: Reginald William.
Innocent: Charles John.
Marshall: Peter.
May: Thomas Henry.
Wilde William.

YORKSHIRE—*continued.*

SKIRLAUGH.
Professional Associate :—
Hollis: Ralph.

SLEIGHTS.
Fellow :—
Popple: John.

WAKEFIELD.
Fellows :—
Greaves: John Oldroyd.
Kaye: John Edward.
Massie: Frank.

WETHERBY.
Fellow :—
Cundy: Hubert John.

WHITBY.
Fellow :—
Kirkby: Herbert.

YORK.
Fellows :—
Cox: Edward Samuel.
Clutton: William James.
Forbes: Charles Mansfeld.
Fryer: George.
Jolly: John Hawkins.
Walker. Francis Elliott.
Watson: Herbert Edward.
Professional Associates :—
Carr: Thomas Edmund.
Kerr: Arthur Herbert.
Lee: George Cansfield.
Pegge: John Thomas.

IRELAND.

CLARE.

CLARE CASTLE.
Fellow :—
Green: Alfred William.

DERRY.

COLERAINE.
Fellow :—
Given: Maxwell.

DUBLIN.

DUBLIN
Fellows :—
Barton: John George.
Gibb William Pashley.
Grey: Charles Grey.
Associate :—
Malden: Walter James.

KILDARE.

CURRAGH CAMP.
Fellow :—
Randall: Richard.

MAYO.

MAYO.
Fellow :—
Joynt: George Lawrence.

SHRULE.
Professional Associate :—
Child: Charles, Jun.

SCOTLAND.

ABERDEENSHIRE.

ABERDEEN.
Associate :—
Forbes: Alexander.

ARGYLESHIRE.

DUNOON.
Fellow :—
Mackintosh: Charles John Maclean.

AYRSHIRE.

KILMARNOCK.
Fellows :—
Duke: Freke Guy Rashleigh.
Turner: Joseph Harling.
Professional Associate :—
Henderson: Richard.

EDINBURGHSHIRE.

EDINBURGH.
Fellow :—
Laurence: Peter.

FORFARSHIRE.

DUNDEE.
Fellow :—
Buchan: Thomas.

LANARKSHIRE.

GLASGOW.
Fellows :—
Barr: James.
Binnie: Thomas.
Brown: William.
Burnet: Frank.
Copland: William Robertson.
Danskin: John.
Hill: Thomas Nelson.
Laing: John.
Lammie: George.
MacDougall: Robert.
Munro: Daniel.
Parnie: James.
Smellie: Thomas Davies
Whyte: William McNicol.
Professional Associate :—
Fraser: William.

SUTHERLANDSHIRE.

GOLSPIE.
Fellow :—
McLean: Donald.

WALES.

ANGLESEY.

LLANFAIR.
Fellow :
Jones: William Edward.

BRECKNOCKSHIRE.

BRECON.
Fellow :—
Williams: Gerald Garnous.

CRICKHOWELL.
Fellow :—
Coles: Samuel Hood Cowper.

CARMARTHENSHIRE.

LLANWRDA.
Fellow :—
Davies: John Morgan.
Professional Associate :—
Davies: Cyril Froodvale.

LLANELLY.
Fellows :—
Blake: George.
Griffiths: William.
Rosser: William.
Wilkins: William.

CARNARVONSHIRE.

BANGOR.
Fellow :—
Dew: William Arthur.

CARNARVON.
Fellow :—
Williams: William Lloyd.

CRICCIETH.
Fellow :—
Jones: Walter Butler Clough.

PORTMADOC.
Fellow :—
Roberts: Thomas.

DENBIGHSHIRE.

DENBIGH.
Fellow :—
Clough: Richard Charles Butler.

COLWYN BAY.
Fellow :—
Porter: John Merry.

LLANRWST.
Fellow :—
McIntyre: Peter.

LLANGWRN.
Fellow :—
Darley: William.

WREXHAM.
Professional Associate :—
Barker: Geoffrey Lionel.

FLINTSHIRE.

HAWARDEN.
Fellow :—
Swetenham: Henry.

MOSTYN.
Fellow :—
Pickering: William Cloves.

ST. ASAPH.
Professional Associate:—
Birch: Richard Elwyn.

GLAMORGANSHIRE.

CARDIFF.
Fellows :—
Blosse: Edward F. Lynch.
Brown: Thomas Forster.
Corbett: Edwin Wortley Montagu.
Harpur: William.
Rees: Ithel Treharne.
Rigg: Charles.
Rooney: Samuel.
Thomas: George.
Waring: Charles Edward.

GLAMORGANSHIRE—*continued.*

LLANDAFF.
Fellow :—
David: Edmund Ussher.
Professional Associate:—
David: George Willoughby.

NEATH.
Fellow :—
Sheppard: Osborne.

PONTYPRIDD.
Fellow :—
Evans: Arthur Owen.

ST. FAGANS.
Fellow :—
Forrest: Robert.
Professional Associate :—
Forrest: William.

SWANSEA.
Fellows:—
Price: Francis Holborrow Glynn.
Rees: William John.
Rosser: William.

MERIONETHSHIRE.

BALA.
Fellow :—
Williams: John.

TOWYN.
Fellow :—
Gillart: David.

MONTGOMERYSHIRE.

KERRY.
Fellow :—
Poundley: John Edward.

LLANIDLOES.
Fellows :—
Grant: James.
Powell: Evan.

NEWTOWN.
Fellow :—
Owen: William Scott.

WELCHPOOL.
Fellow :—
Addie: William Forrester.

PEMBROKESHIRE.

HAVERFORDWEST.
Fellows :—
Owen: Thomas Henry.
Owen: Thomas Rule.

PEMBROKE.
Fellow :—
Thomas: William.

RADNORSHIRE.

GLASBURY.
Professional Associate :—
Gunter: James.

RHAYADER.
Fellows :—
Lloyd: George Hamilton.
Williams: Stephen William.

FOREIGN PARTS.

BAHAMAS.
Colonial Fellow :—
Miller: William.

BARBADOES.
Colonial Fellow:—
Bowen: Ernest Francis Sinderby.

BRITISH HONDURAS.
Fellow :—
Usher: Alfred.

CALIFORNIA.
Professional Associate :—
Brevetor: Thomas.

CANADA.
Professional Associate :—
Halton: Harry Russell.

CHINA.
Fellow :—
Hancock: William St. John Hü.

FOREIGN PARTS—*continued.*

COSTA RICA.
Associate :—
Jongh: John Isidore de.

DEMERARA.
Colonial Fellow:—
Anderson: Chas. Wilgriss.

JAMAICA.
Fellow :—
Hodge: Leonard Percival.
Professional Associate :—
Hollis: Herbert.
Colonial Fellow :—
Liddell: Walter Colin.

JOHANNESBURG.
Fellow :—
Farrar: Sidney Howard.
Associate :—
Williams: Thomas D.

NEW SOUTH WALES.
Colonial Fellow :—
Clark: Gaius.

NEW ZEALAND.
Associate:—
Seth-Smith: Hugh Garden.

QUEENSLAND.
Professional Associate :—
Grimes: Ralph Fearon.

RANGOON.
Professional Associate :—
Hill: Alfred.

STRAITS SETTLEMENTS.
Fellow :—
Koch: John Godfrey

VICTORIA.
Colonial Fellow :—
Henderson: James Allen.